

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** December 8, 2021

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of an Initial Study and Mitigated Negative Declaration, a General Plan Amendment, Zoning Map Amendment, Major Subdivision, and Grading Permit to construct a six (6) unit, 18,550 sq. ft. townhouse development consisting of two (2) three-story buildings and twelve (12) parking spaces, on two existing parcels (combined 13,225 sq. ft.) at 1301 and 1311 Woodside Road, located in the Sequoia Tract area of the unincorporated San Mateo County. The project requires a General Plan Land Use Map amendment from Medium Density Residential to High Density Residential and Zoning Map amendment from single-family residential (R-1/S-74) to multi-family residential (R-3/S-3). The project involves 220 cubic yards of cut and 60 cubic yards of fill and the removal of ten (10) significant trees. The two (2) existing single-family residences are proposed to be demolished.

County File Number: PLN 2019-00252 (Dinar)

**PROPOSAL**

The subject parcels are currently zoned R-1/S-74 (One-Family Residential; S-74 Combining District; 5,000 sq. ft. minimum parcel size) and are proposed to be re-zoned to R-3/S-3 (Multiple-Family Residential; 5,000 sq. ft. minimum parcel size) to allow for higher density housing. The applicant proposes a General Plan Land Use Map amendment to change the parcels from Medium Density Residential, which allows 6.1 – 8.7 dwelling units/acre, to High Density Residential, which allows 17.5 – 87 dwelling units/acre. The applicant has proposed six (6) three-story townhouses (18,550 sq. ft. total). Residential units consist of five (5) four-bedroom and one (1) two-bedroom unit; one of the six proposed units will be an affordable housing unit. Two covered parking spaces will be provided within attached garages for each unit. The project involves 220 cubic yards of cut and 60 cubic yards of fill and the removal of ten (10) significant trees. The two (2) existing single-family residences on the parcels are proposed to be demolished.

## **RECOMMENDATION**

That the Planning Commission recommend that the Board of Supervisors adopt the Mitigated Negative Declaration and approve the General Plan Amendment, Zoning Map Amendment, Major Subdivision, and Grading Permit, County File Number PLN 2019-00252, by making the required findings and adopting the conditions of approval in Attachment A.

## **SUMMARY**

The project site is located at 1301 and 1311 Woodside Road (Highway 84), at the edge of the Sequoia Tract neighborhood where surrounding single-family residential zoned parcels range in size from 5,000 sq. ft. to 10,000 sq. ft. compared to the larger 13,225 sq. ft. size of the project parcels. The applicant intends to demolish the two existing single-family residences and construct a six (6) unit townhouse development, with one unit required to be affordable pursuant to the County's Inclusionary Affordable Housing Ordinance. The development proposal has been reviewed for compliance with the proposed R-3/S-3 (Multiple-Family Residential; 5,000 sq. ft. minimum parcel size) zoning, relevant ordinances (Grading Ordinance and Subdivision Ordinance), and California Environmental Quality Act.

The proposed project is consistent with the applicable policies of the General Plan including Soil Resources, Visual Quality, Urban Land Use, Water Supply, Wastewater, Transportation, and the Housing Element, as the project parcel is adjacent to commercial and multi-family residential zoning districts and within walking distance to bus stops and commercial establishments along the nearby Woodside Road commercial and transit corridor where denser development is encouraged due to existing supporting infrastructure and services. The proposed project will allow better utilization of the larger project site for a transitional buffer of multi-family residential development between the higher intensity commercial corridor along Woodside Road, the existing adjacent multi-family residential development and lower density single family residential neighborhood, while maintaining a consistent land use pattern in the area and supporting housing development within the County. Twelve (12) covered off-street parking spaces are provided in compliance with the County's Zoning Regulations. The proposed rezoning from R-1/S-74 (One-family residential/5,000 sq. ft. lot minimum) to R-3/S-3 (Multiple-family residential/5,000 sq. ft. lot minimum) allows for a project that is proportional in size and scale to the parcel, and consistent with existing multi-family development in the area regarding height, bulk, and setbacks.

An Initial Study/Mitigated Negative Declaration was prepared for the project that concludes the proposed project will not have any significant environmental impacts.

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**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** December 8, 2021

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of an Initial Study and Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and a General Plan Amendment and Zoning Map Amendment, pursuant to Section 6550 of the County Zoning Regulations, a Major Subdivision, pursuant to Sections 7000 *et seq.* of the County Subdivision Ordinance, and a Grading Permit, pursuant to Section 9280 *et seq.* of the San Mateo County Ordinance Code, to construct a six (6) unit, 18,550 sq. ft. townhouse development consisting of two (2) three-story buildings and twelve (12) parking spaces, on two existing parcels (combined 13,225 sq. ft.) at 1301 and 1311 Woodside Road, located in the Sequoia Tract area of the unincorporated San Mateo County. The project requires a General Plan Land Use Map amendment from Medium Density Residential to High Density Residential and Zoning Map amendment from single-family residential (R-1/S-74) to multi-family residential (R-3/S-3). The project involves 220 cubic yards of cut and 60 cubic yards of fill and the removal of ten (10) significant trees. The two (2) existing single-family residences are proposed to be demolished.

County File Number: PLN 2019-00252 (Dinar)

**PROPOSAL**

The subject parcels are currently zoned R-1/S-74 (One-Family Residential; S-74 Combining District; 5,000 sq. ft. minimum parcel size) and are proposed to be rezoned to R-3/S-3 (Multiple-Family Residential; 5,000 sq. ft. minimum parcel size) to allow for higher density housing. The applicant proposes a General Plan Land Use Map amendment to change the parcels from Medium Density Residential, which allows 6.1 – 8.7 dwelling units/acre, to High Density Residential, which allows 17.5 – 87 dwelling units/acre. The applicant has also proposed six (6) three-story townhouses (18,550 sq. ft. total). Residential units consist of five (5) four-bedroom and one (1) two-bedroom unit; one of the six proposed units will be an affordable housing unit. Two covered parking spaces will be provided within attached garages for each unit. The project involves 220 cubic yards of cut and 60 cubic yards of fill and the removal of ten (10) significant trees. The two (2) existing single-family residences on the parcels are proposed to be demolished.

## **RECOMMENDATION**

That the Planning Commission recommend that the Board of Supervisors adopt the Mitigated Negative Declaration and approve the General Plan Amendment, Zoning Map Amendment, Major Subdivision, and Grading Permit, County File Number PLN 2019-00252, by making the required findings and adopting the conditions of approval in Attachment A.

## **BACKGROUND**

Report Prepared By: Ruemel Panglao, Project Planner

Applicant: Moshe Dinar

Owner: Kardosh Mounir

Location: 1301 and 1311 Woodside Road, Sequoia Tract

APN(s): 069-311-250 and 069-311-340

Size: 13,225 sq. ft.

Existing Zoning: R-1/S-74 (One-family Residential/5,000 sq. ft. lot minimum)

General Plan Designation: Medium Density Residential

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-family Residential

Water Supply: California Water Service

Sewage Disposal: Fair Oaks Sewer Maintenance District

Flood Zone: Flood Zone X (Area of Minimal Flood Hazard); FEMA Panel No. 06081C0303E, effective October 16, 2021.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were prepared and circulated for review, with a 30-day review period commencing on August 11, 2021 and ending on September 10, 2021, as required by the California Environmental Quality Act (CEQA). Mitigation measures have been included as conditions of approval in Attachment A.

Setting: The subject parcels are zoned R-1/S-74 and are directly bordered by Rutherford Avenue to the north, Woodside Road to the west, single-family

residences to the east, and a commercial building to the south. Across Rutherford Avenue to the north is an apartment complex and to the west across Woodside Road is an apartment complex and commercial development. The greater surrounding area is comprised of single-family residences, commercial buildings and apartment complexes. Along Woodside Road, all of the areas on the west side and many parcels on the east side are located within the incorporated areas of Redwood City. Each subject parcel is currently developed with a single-family residence.

Chronology:

<u>Date</u>	<u>Action</u>
June 21, 2017	- Major Development Pre-application Public Workshop (PRE 2017-00012) held for a 10-unit apartment/condominium complex.
June 3, 2019	- Based on community feedback, the applicant returned with a revised 6-unit proposal. Major Development Pre-application Public Workshop (PRE 2018-00054) for six townhouses was held; see Attachment I for a summary letter.
July 8, 2019	- Application submitted.
June 16, 2021	- Application deemed complete.
July 29, 2021	- Department of Public Works (DPW) staff identified sight distance issues related to project design at the corner of Woodside Road and Rutherford Avenue. The applicant agreed to dedicate at least fifteen feet of curb area at Rutherford Avenue as a “no parking” area and will be addressed with a separate application with the Department of Public Works.
August 11, 2021 to September 10, 2021	- Initial Study/Mitigated Negative Declaration public comment period.
December 8, 2021	- Planning Commission public hearing.

## DISCUSSION

### A. KEY ISSUES

#### 1. Conformance with the General Plan

##### a. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) seeks to minimize soil erosion and sedimentation. The project would include 280 cubic yards of grading. Specifically, the grading activities necessary to prepare the site for residential development will require 220 c.y. of cut and 60 c.y. of fill to accommodate the proposed structures and shared driveway. The required implementation of erosion control measures will ensure that soil erosion is minimized. Per County standards, no grading shall be allowed during the winter season to avoid potential soil erosion unless approved in writing by the Community Development Director. Conditions 15, 17, and 18 (Mitigation Measures 1, 3, and 4, respectively) provide measures to minimize erosion and sedimentation during project construction activities.

##### b. Visual Quality

Policies 4.15 (*Appearance of New Development*) and 4.36 (*Urban Area Design Concept*) require development in urban areas to promote and enhance good design, siting, site relationships, and other aesthetic considerations. The proposed architectural elements and exterior materials and colors for the two buildings work to enhance the overall design of the project in conjunction with the proposed landscaping. The height of the proposed townhouse structures is 31 feet 1-inch, which is below the maximum height of the proposed S-3 zoning (36 feet).

##### c. Urban Land Use

Policy 8.14 (*Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas*) provides guidelines for the appropriate designations and densities of properties located in Urban Neighborhoods to meet the stated objectives of the Urban Land Use Component, including but not limited to Objective 8.2(d) (*Land Use Objectives for Urban Communities*) which seeks to provide a mix and an amount of residential land uses that provide substantial housing opportunities in unincorporated areas. Table 8.1P in the General Plan identifies locational criteria for High Density Residential areas to include being adjacent to or in conjunction with commercial land uses,

near employment centers, next to public services and facilities, and on large vacant parcels on the edge or outside of single-family neighborhoods.

The property is situated directly along Woodside Road, a commercial transit corridor. Denser development is preferred in proximity to such an area because it offers services such as bus stops and commercial convenience services to reduce the need for vehicular trips. The project parcel is located at the edge of the single-family residentially-zoned area of the Sequoia Tract neighborhood where the single-family residential zoned parcels range in size from 5,000 sq. ft. to 10,000 sq. ft. in size compared to the larger 13,225 sq. ft. project site. Adjacent parcels consist of commercial, multi-family and single-family developed properties served by public services and facilities with varying zoning combining districts of S-3, S-4, S-7, and S-74. These combining districts limit the number of units by setting a minimum lot area per dwelling unit standard and work in conjunction with the General Plan land use designation to provide for the appropriate density in urban areas.

The parcels' current land use designation of Medium Density Residential allows for a density range of 6.1 – 8.7 dwelling units/net acre. The proposed General Plan Map Amendment to High Density Residential will allow a density range of 17.5 – 87 dwelling units/net acre. In order to support multi-family residential development comparable and compatible to other multi-family developed properties in the Sequoia Tract area as encouraged in Policy 8.37 (*Density*), a High Density land use designation, with an S-3 combining district, is proposed. The project proposes six residential units which would result in a density of 19.8 dwelling units/net acre, consistent with the proposed High Density Residential range of 17.5 – 87 dwelling units/net acre. The proposed density is suitable to the location and property size given its proximity to services and compatibility with surrounding development.

Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and public services are available. The project site is relatively larger in size, 13,225 sq. ft., compared to surrounding 5,000 sq. ft. – 10,000 sq. ft. residential parcels within the same R-1/S-74 Zoning District. The proposed project will allow better utilization of the comparably larger project site to fulfill urban land use objectives which seek to provide a mix and an amount of residential land uses to maximize housing opportunities in urban areas of the County and decrease the demand to construct housing in undeveloped areas.

Policy 8.35 (*Zoning Regulations*) seeks to ensure that development is consistent with land use designations through the use of zoning districts that establish specific development regulations. The proposed rezoning will allow better utilization of the larger project site for a transitional buffer of multi-family residential development between the higher intensity commercial corridor along Woodside Road, the existing adjacent multi-family residential development, and the lower density single-family residential Sequoia Tract neighborhood. The proposed rezoning from R-1/S-74 (One-family residential/5,000 sq. ft. lot minimum) to R-3/S-3 (Multiple-family residential/5,000 sq. ft. lot minimum), and the proposed multi-family residential construction, is proportional in size and scale to the property and compatible with existing multi-family development in the neighborhood, including in the areas of height, bulk, and setbacks as required by Policy 8.39 (*Height, Bulk, and Setbacks*).

d. Water Supply and Wastewater

Water Supply Policies 10.10 (*Water Suppliers in Urban Areas*) and 10.12 (*Coordination of Water Suppliers*) consider water systems as the appropriate water supply for urban areas and seek to ensure water providers have capacity commensurate with the level of development permitted by adopted land use plans. The project property is currently served by California Water Service-Bear Gulch. The proposed project has been preliminarily reviewed and the purveyor did not raise any objections to the ability to continue serving the properties based on the proposed increase in development density.

Additionally, Wastewater Policies 11.4 (*Adequate Capacity for Unincorporated Areas*) and 11.5 (*Wastewater Management in Urban Areas*) consider sewerage systems as the appropriate method of wastewater management in urban areas and seek to ensure adequate capacity is available for unincorporated areas. The subject parcels are currently served by Fair Oaks Sewer Maintenance District. The District has indicated that there is sufficient sewer capacity to serve the proposed project.

e. Transportation

Policy 12.21 (*Local Circulation Policies*) seeks to ensure local circulation systems function adequately to maximize freedom of movement for transportation users and allows adequate and safe access for various land uses. The project site is located at Rutherford Avenue and Woodside Road, which are improved public roadways with curb, gutter and sidewalks. Therefore, the project is not expected to result in an adverse impact to non-motorized travel or to existing



access to amenities along Woodside Road, including public transit stops. The maximum expected trip generation for a future development resulting from the proposed project is 38 trips per day per the traffic impact analysis (Attachment J). This maximum expected trip generation is below the County Department of Public Works and City/County Association of Government's (C/CAG's) thresholds for requiring a traffic impact study although one has been provided. Additionally, this maximum expected trip generation does not require a Vehicle Miles Traveled (VMT) analysis because as a "small project" generating less than 110 daily trips, it falls below the screening thresholds designed to identify projects that could result in a significant VMT impact. Furthermore, the project provides 12 covered parking spaces in compliance with the parking requirements set forth in the County's Zoning Regulations.

f. Housing Element

Policy HE 11 (*Amend Zoning and General Plan Land Use Designations to Meet Future Housing Needs*) encourages modification of General Plan land use designations and zoning regulations to accommodate the construction of needed new housing units. Policy HE 20.1 seeks to undertake General Plan amendments and/or rezoning of undeveloped and underutilized land for higher density residential and mixed-use development, as necessary, to meet the County's current and future Regional Housing Needs Allocation and to facilitate housing production countywide. The State of California requires each jurisdiction in the State to include a Housing Element as part of its General Plan. Within the County Housing Element, one of the required components is to demonstrate how the existing and projected housing needs of people of all income levels will be met.

The State's process to identify the type and amount of housing units each jurisdiction is required to provide is called the Regional Housing Need Allocation (RHNA) and covers an eight-year period. In July 2013, the Association of Bay Area Governments (ABAG) adopted the Final Regional Housing Need Plan for the San Francisco Bay Area: 2015-2023, which identified that unincorporated San Mateo County would need to provide 913 housing units over four income levels for the current cycle. The proposed project proposes 6 residential units, therefore allowing for the creation of needed additional housing units. One unit is required to be designated to, at minimum, affordable for a moderate-income household per the County's Inclusionary Requirement for Affordable Housing. Accordingly, the applicant proposes Unit F, a four-bedroom unit, as an affordable housing unit.

Policy HE 14 (*Require Development Densities Consistent with General Plan*) requires development densities that are consistent with the General Plan. The proposed zoning and General Plan modifications will increase the number of housing units allowed in order to accommodate the proposed six (6) unit project, which is compatible with the type and level of other multi-family development in the Sequoia Tract area.

2. Conformance with the Zoning Regulations

The project parcels are presently zoned R-1/S-74 (One-family Residential/5,000 sq. ft. lot minimum). The proposed change to R-3/S-3 (Multiple-family Residential/5,000 sq. ft. lot minimum) allows for multiple family dwellings such as the proposed townhouses. The S-3 Combining District requirements are listed below:

	S-3 Development Standards	Proposed
Building Site Area	5,000 sq. ft.	13,225 sq. ft. (existing)
Maximum Building Site Coverage	(50%) 9475.5 sq. ft.	(22.9%) 2,849 sq. ft.
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	20 ft.
Minimum Right Side Setback	5 ft.	5 ft.
Minimum Left Side Setback	10 ft. (due to being a corner lot)	10 ft.
Maximum Building Height	36 ft.	31 ft. 1 in.
Minimum Parking Spaces	12	12

3. Findings for Rezoning and General Plan Map Amendment

In order to change the General Plan land use designation and the zoning for the subject parcel, the Board of Supervisors is required to make specific findings.

The Planning Commission provides a recommendation to the Board of Supervisors based on its review of the project. The required findings are:

- a. **That the proposed rezoning of the subject parcel meets the public necessity, convenience, and the general welfare of the community.**

The project parcels are located in a highly urbanized location within the Sequoia Tract area of San Mateo County. The combined parcels are relatively larger in size compared to surrounding residential parcels with the same existing one-family residential zoning designation, and abuts both commercial and multiple-family developed

and zoned parcels that provide an appropriate transition to the one-family residential zoned area further away from Woodside Road.

The proposed rezoning would be compatible with the type and density of development in the area and will allow better utilization of the larger parcel for a transitional buffer of multi-family residential development between the higher intensity commercial corridor along Woodside Road and the lower density single-family residential area within the Sequoia Tract neighborhood. The rezoning provides the opportunity for the development of much needed housing in an area that already has this use present, as well as adequate infrastructure. Staff prepared an Initial Study for the proposed amendment, pursuant to the California Environmental Quality Act (Attachment J), which concludes that the project would not result in any adverse environmental impacts.

- b. **That the General Plan Land Use Map Amendment is compatible with adjacent land uses and will not be in conflict with the policies of the General Plan.**

As previously discussed, the project parcels are located directly adjacent to Woodside Road, at the edge of the one-family residential zoned boundary of the Sequoia Tract neighborhood. The property abuts commercial development fronting Woodside Road and multi-family and single-family development. The project site is comparably larger in size at 13,225 sq. ft. than the 5,000 sq. ft. – 10,000 sq. ft. adjoining one-family residential zoned parcels. Re-designation of the subject parcel will allow better utilization of the parcel for a transitional buffer of multi-family residential development between the higher intensity commercial corridor along Woodside Road and the lower density single-family residential area of the Sequoia Tract, while maintaining a consistent land use pattern in the area.

#### 4. Compliance with Subdivision Regulations

- a. Pursuant to Section 7010 of the County Subdivision Regulations, subdivisions require a Development Footprint Analysis (DFA) to evaluate any site development constraints and potential impacts to natural resources, sensitive habitats, and on-site hazards. The Community Development Director may, on a case-by-case basis, determine that such the DFA is unnecessary. Due to the highly urbanized nature of the project location and surrounding areas and the lack of sensitive resources, it was determined that a DFA was not required for this project.

- b. The proposed subdivision meets Subdivision Design Requirements per Section 7020 with noted exceptions of Section 7020(2)(c) (Dimensions) and Section 7020(2)(d) (Frontage). These sections require a minimum width of 50 feet and street frontage of 20 feet for each lot, respectively. Section 7095(3)(a)(3) (Exceptions to Parcel Design Requirements) explicitly recognizes the need for exceptions to parcel design requirements for townhouses.

Staff has found that the findings to approve the exceptions to parcel design requirements can be made as follows:

- (1) **That there are special circumstances or conditions affecting the property, or the exception is necessary for the preservation and enjoyment of substantial property rights of the owner/subdivider;**

Due to the attached nature and relatively narrow design of traditional townhomes, the lot width and street frontage required for such development is smaller than the required fifty (50) feet and twenty (20) feet, respectively, typically associated with detached single-family dwellings. Two of the proposed lots lack street frontage entirely but do access the shared private driveway. This arrangement provides adequate ingress and egress to all of the proposed units.

- (2) **That the exception enhances or is appropriate for the proper design and/or function of the subdivision;**

The proposed exceptions are appropriate to accommodate six townhouses and necessary access via the shared driveway.

- (3) **That the exception facilitates or guarantees preservation of sensitive habitats or natural or scenic resources, will not negatively impact adequate infrastructure capacity, will not have any adverse cumulative impacts; or will avoid natural or man-made hazards; and**

There are no sensitive habitats or natural or scenic resources at the site. While a western portion of Woodside Road (a State highway) from Alameda de las Pulgas to La Honda Road is a State Scenic Road, this section of Woodside Road is east of Alameda de las Pulgas. California Water Service-Bear Gulch and the Fair Oaks Sewer District have confirmed water and sewer capacity based on the proposed project.

- (4) **That the granting of the exception will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area in which the property is situated.**

Specifically, the relief from lot width and street frontage requirements will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area in which the property is situated. The project has been conditionally approved by the Department of Public Works and Menlo Park Fire Protection District with regards to access and fire safety. The additional units will improve public welfare by increasing the available housing stock in the County and by providing an affordable housing unit.

- c. Findings for Approval of a Tentative Map or Tentative Parcel Map.

Staff has concluded that the findings required to approve the requested subdivision application can be made as follows:

- (1) **That the proposed map is consistent with applicable general and specific plans.**

Staff has reviewed the tentative map and found it consistent, as conditioned in Attachment A of this report, with State and County land division regulations. The project is consistent with the County General Plan and Zoning Regulations as discussed in Section A.1 and A.2 of this report, specifically with regard to soil resources, visual quality, urban land use, water supply, wastewater, transportation, and the housing element. The proposed project, as mitigated through the Mitigation Measures included as Conditions of Approval in Attachment A, has been determined to have a less than significant impact through CEQA review.

- (2) **That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans.**

Staff has reviewed the development and found it consistent, as conditioned in Attachment A of this report, with State and County land division regulations. The project is consistent with the County General Plan and Zoning Regulations as discussed in Section A.1 and A.2 of this report, specifically with regard to soil resources, visual quality, urban land use, water supply, wastewater, transportation, and the housing element. The

proposed project, as mitigated through the mitigation measures included as Conditions of Approval in Attachment A, has been determined to have a less than significant impact through CEQA review.

(3) **That the site is physically suitable for the type and proposed density of development.**

This site is physically suited for the proposed density of six townhouses. The site is in a highly urbanized area and is relatively flat. In addition, there are no sensitive resources on site that must be addressed. The proposed density is within the range of the proposed General Plan designation. Water is provided by the California Water Service-Bear Gulch and sewer services by the Fair Oaks Sewer District.

(4) **That the design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

Given the mitigation measures and conditions of approval, is it not anticipated that the project will cause substantial environmental damage or substantially injure fish or wildlife or their habitat. The site is located in a highly urbanized area and contains no sensitive environmental resources.

Ten significant-sized trees will be removed as part of the proposed subdivision. The nine (9) significant sized coast live Oak trees and one (1) significant sized Italian stone pine tree proposed for removal are either in poor condition and/or necessary to accommodate the proposed development, as these trees are within the footprint of the proposed development. Staff believes the removal of these trees will not substantially impact the environment. In addition, eighteen (18) new trees will be planted as part of the project's landscape plan. Per Condition 9, all plant material shall be California native and non-invasive.

(5) **That the design of the subdivision or type of improvements is not likely to cause serious public health problems.**

The proposed subdivision is not likely to cause serious public health problems as it is served by public water and sewer systems that have adequate capacity to serve this project. Review of the project by affected agencies yielded no objections. There are no hazardous or noxious uses proposed and, as

mitigated and conditioned, no public health problems are likely to occur from construction and grading work.

- (6) **That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no existing public access easements on the parcels, nor are any being proposed.

- (7) **That in this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, are otherwise available within a reasonable distance from the subdivision, will be provided, and are substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the Advisory Agency to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

This finding is not applicable, as there are no existing easements.

- (8) **That the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (“The Williamson Act”) and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use. For purposes of this section, land shall be presumed to be in parcels too small to sustain their agricultural use if the land is: (a) Less than ten (10) acres in size in the case of prime agricultural land, or (b) Less than forty (40) acres in size in the case of land which is not prime agricultural land. A subdivision of land subject to the Williamson Act, with parcels smaller than those specified above, may be approved only under the special circumstances prescribed in Section 66474.4(b) of the Map Act.**

The project site is not subject to a Williamson Act contract and is not designated by the General Plan as open space so the finding regarding such are not applicable to the proposed subdivision.

- (9) **That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.**

The Fair Oaks Sewer Maintenance District (operated by the San Mateo County Department of Public Works) has reviewed the application and found the project, as conditioned, to comply with applicable requirements.

- (10) **That, for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:**
- (a) **The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code;**
  - (b) **Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection by contract entered into Pursuant to Sections 4133, 4142, or 4144 of these Public Resources Code; and**
  - (c) **To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code as interpreted and applied by the County Fire Marshal, and any applicable County ordinance.**

The project parcels are not located in a state responsibility area or a very high fire hazard severity zone. The project was reviewed by the Menlo Park Fire Protection District and received conditional approval. The conditions



provided in Attachment A will ensure that the project complies with all applicable fire regulations.

5. Compliance with In-Lieu Fees

Subdivision Ordinance Chapter 4, Article 6 (*Park and Recreation Facilities*) requires that, as a condition of approval of the tentative map or tentative parcel map, the subdivider will be required to dedicate land or pay a fee in lieu of dedication for the purpose of acquiring, developing or rehabilitating County park and recreation facilities and/or assisting other providers of park and recreation facilities in acquiring, developing or rehabilitating facilities that will serve the proposed subdivision. Section 7055.3 further defines the formula for calculating the in-lieu fee for subdivisions of fifty lots or less. The anticipated fee for this subdivision is \$113,960.96 for in-lieu park fees. A worksheet showing the computation methodology is included in Attachment K. However, the final fee shall be based upon the assessed value of the project parcel at the time of recordation of the parcel map.

6. Compliance with County Grading Regulations

The proposed project requires approximately 280 cubic yards of grading work (220 cubic yards (c.y.) cut and 60 c.y. fill) to accommodate the proposed structures and shared driveway. This will include work within previously disturbed and new areas.

Planning and Geotechnical staff have reviewed the proposal and submitted documents and determined that the project conforms to the criteria for review contained in the Grading Ordinance. The findings and supporting evidence are outlined below:

a. **That the granting of the permit will not have a significant adverse effect on the environment.**

The project will have a less-than-significant impact on the environment with the implementation of the mitigation measures proposed by the Mitigated Negative Declaration on elements identified as having a potential significant impact.

b. **That the project conforms to the criteria of the San Mateo County Grading Ordinance.**

The project, as conditioned, conforms to the criteria for review contained in the Grading Ordinance, including an erosion and sediment control plan, dust control measures, and required replacement of removed vegetation.

c. **That the project is consistent with the General Plan.**

As outlined earlier in Section A.1 of this report, the project conforms to the General Plan.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared and circulated for this proposal. The public comment period commenced on August 11, 2021 and ended on September 10, 2021. No comments were received as of the writing of this report.

C. REVIEWING AGENCIES

County of San Mateo Department of Public Works  
Menlo Park Fire Protection District  
California Department of Transportation, District 4  
California Water Service – Bear Gulch District  
Fair Oaks Sewer Maintenance District  
City of Redwood City  
San Mateo Local Agency Formation Commission

**ATTACHMENTS**

- A. Recommended Actions, Findings and Conditions of Approval
- B. Proposed Draft Resolution for the Initial Study and Mitigated Negative Declaration
- C. Proposed Draft Resolution for the General Plan Land Use Map Amendment
- D. Proposed Draft Ordinance for the Zoning Map Amendment
- E. Vicinity Map
- F. Zoning Map
- G. General Plan Land Use Map
- H. Project Planset
- I. Public Workshop Summary Letter, dated July 11, 2019
- J. Initial Study/Mitigated Negative Declaration, released August 11, 2021  
(attachments can be found at <https://planning.smcgov.org/ceqa-document/re-zone-general-plan-amendment-and-major-subdivision-six-townhouses>)
- K. In Lieu Park Fee Worksheet

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County of San Mateo  
Planning and Building Department

**RECOMMENDED ACTION, FINDINGS, AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2019-00252      Hearing Date: December 8, 2021

Prepared By: Ruemel Panglao      For Consideration By: Planning Commission  
Project Planner

**RECOMMENDED ACTION**

That the Planning Commission recommend that the San Mateo County Board of Supervisors:

1. Adopt a resolution adopting the Initial Study and Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program;
2. Adopt a resolution to change the subject parcels' General Plan Land Use designation from Medium Density Residential to High Density Residential;
3. Adopt an ordinance to change the subject parcels' Zoning Map designation from R-1/S-74 (One-family Residential/5,000 sq. ft. lot minimum) to R-3/S-3 (Multiple-family Residential/5,000 sq. ft. lot minimum); and
4. Adopt the findings and conditions found in Attachment A of the staff report.

**RECOMMENDED FINDINGS**

That the Planning Commission recommend that the San Mateo County Board of Supervisors:

Regarding the Environmental Review, Find:

1. That the Board of Supervisors does hereby find that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Initial Study/Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That on the basis of the Initial Study/Mitigated Negative Declaration, comments received hereto, testimony presented and considered at the public hearing, and

based on analysis contained in the staff reports prepared for the Board of Supervisors, there is no substantial evidence that the project will have a significant effect on the environment.

4. That the Mitigation Measures (numbered 1 through 9) in the Initial Study/Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project address the Mitigation Monitoring and Reporting Plan requirements of California Public Resources Code Section 21081.6.1. The Mitigation Measures have been included as conditions of approval in this attachment. This attachment shall serve as the Mitigation Monitoring and Reporting Plan.

Regarding the General Plan Land Use Map Amendment and Zoning Map Amendment, Find:

5. That the proposed rezoning of the subject parcels meets the public necessity, convenience, and the general welfare of the community. The project parcel is located in the highly urbanized Sequoia Tract area of San Mateo County. The proposed rezoning would be compatible with the type and density of development in the area and will allow better utilization of the combined parcels for a transitional buffer of multi-family residential development between the commercial corridor along Woodside Road and single-family residential area within the Sequoia Tract neighborhood. The rezoning provides the opportunity the development of much needed housing in an area that already has this use present, as well as adequate infrastructure.
6. That the General Plan Land Use Map Amendment is compatible with adjacent land uses and will not be in conflict with the policies of the General Plan. The property abuts commercial development along Woodside Road and multi-family and single-family development. The project site is comparably larger in size at 13,225 sq. ft. than the 5,000 sq. ft. – 10,000 sq. ft. adjoining one-family residential zoned parcels. Redesignation of the subject parcels will allow better utilization of the project site as a transitional buffer of multi-family residential development between the higher intensity commercial corridor while maintaining a consistent land use pattern in the area.

Regarding the Major Subdivision, Find:

7. That there are special circumstances or conditions affecting the property, or the exception is necessary for the preservation and enjoyment of substantial property rights of the owner/subdivider. Due to the attached nature and relatively narrow design of traditional townhomes, the lot width and street frontage required for such development is smaller than the required fifty (50) feet and twenty (20) feet, respectively, typically associated with detached single-family dwellings. Two lots lack street frontage entirely but do access the shared private driveway due to the configuration required to build six (6) units. This number of townhouses could not be achieved without the loss of street frontage for a small number of the lots.

8. That the exception enhances or is appropriate for the proper design and/or function of the subdivision. The proposed exceptions are appropriate to accommodate six (6) townhouse units and the necessary access via the shared driveway.
9. That the exception facilitates or guarantees preservation of sensitive habitats or natural or scenic resources, will not negatively impact adequate infrastructure capacity, will not have any adverse cumulative impacts; or will avoid natural or man-made hazards. There are no sensitive habitats or natural or scenic resources on site and water and sewer capacity have been confirmed.
10. That the granting of the exception will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area in which the property is situated. Specifically, the relief from lot width and street frontage requirements will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area in which the property is situated, addressed in the review of Department of Public Works and Menlo Park Fire Protection District. The additional units will improve public welfare by increasing the available housing stock in the County and by providing an affordable housing unit.
11. That the proposed map is consistent with applicable general and specific plans. The project is consistent with the County General Plan and Zoning Regulations, specifically with regard to soil resources, visual quality, urban land use, water supply, wastewater, transportation, and the housing element.
12. That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans. The project is consistent with the County General Plan and Zoning Regulations, specifically with regard to soil resources, visual quality, urban land use, water supply, wastewater, transportation, and the housing element.
13. That the site is physically suitable for the type and proposed density of development. The site is in a highly urbanized area and is relatively flat. In addition, there are no sensitive resources on site. The proposed density is within the range of the proposed General Plan designation. Water and sewer capacity has been confirmed.
14. That the design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. It is not anticipated that the project will cause substantial environmental damage or substantially injure fish or wildlife or their habitat. The site is located in a highly urbanized area and contains no sensitive environmental resources.

15. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision is not likely to cause serious public health problems as it is served by public water and sewer systems. There are no hazardous or noxious uses proposed and no public health problems are likely to occur from construction and grading work.
16. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. There are no existing public access easements on the parcels, nor are any being proposed.
17. That in this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, are otherwise available within a reasonable distance from the subdivision, will be provided, and are substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the Advisory Agency to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. There are no existing easements.
18. That the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act") and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use. For purposes of this section, land shall be presumed to be in parcels too small to sustain their agricultural use if the land is: (a) Less than ten (10) acres in size in the case of prime agricultural land, or (b) Less than forty (40) acres in size in the case of land which is not prime agricultural land. A subdivision of land subject to the Williamson Act, with parcels smaller than those specified above, may be approved only under the special circumstances prescribed in Section 66474.4(b) of the Map Act. The subject parcels are not subject to a Williamson Act contract and are not designated by the General Plan as open space.
19. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The Fair Oaks Sewer Maintenance District (operated by the San Mateo County Department of Public Works) has reviewed the application and found no concerns with the connections to the public sewer system.

20. That, for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:
  - a. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code;
  - b. Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection by contract entered into Pursuant to Sections 4133, 4142, or 4144 of these Public Resources Code; and
  - c. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code as interpreted and applied by the County Fire Marshal, and any applicable County ordinance.

The project parcels are not located in a state responsibility area or a very high fire hazard severity zone. The project was reviewed by the Menlo Park Fire Protection District and received conditional approval.

Regarding the Grading Permit, Find:

21. That the granting of the permit will not have a significant adverse effect on the environment. The project has been reviewed by the Planning Section, who prepared an Initial Study/Mitigated Negative Declaration and found that the project can be completed without significant harm to the environment as conditioned.
22. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Planning staff and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Section 9296 and the San Mateo County General Plan.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. This approval only applies to the proposal, documents and plans described in this report and approved by the Board of Supervisors. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with this approval.
2. This subdivision approval is valid for two years, during which time a final map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees prior to the expiration date.
3. A building permit shall be applied for and obtained from the Building Inspection Section prior to demolishing any existing on-site structures.
4. Prior to recordation of the Final Map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by County Subdivision Regulations, Section 7055.3. The fees shall be based upon the assessed value of the project parcel at the time of recordation and calculated as shown on the attached worksheet.
5. Per Section 7028.4 of the County Subdivision Regulations, any new utilities shall be located underground from the nearest existing pole. No new poles are permitted to be installed.
6. Prior to recordation of the final map, the applicant shall submit to the Current Planning Section for review and approval the proposed common area Covenants, Conditions, and Restrictions (CC&Rs). Once approved, the CC&Rs shall be recorded with the final map and become binding upon all parcels created by this project. This document shall expressly address maintenance of common areas, landscaping, stormwater treatment/control devices and the private driveway and shared utilities therein.
7. The exterior colors and materials are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
8. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required information and forms.
9. The selected plant materials shall consist of California native, non-invasive drought tolerant species.



10. The applicant shall provide “finished floor elevation verification” to certify that the structures are actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
  - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
  - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural grade or to the grade of the site (finished grade).
  - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
  - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
  - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
  - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
11. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth-moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

12. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
13. No site disturbance shall occur, including any tree/vegetation removal or grading, until a building permit has been issued.
14. To reduce the impact of construction activities on neighboring properties, comply with the following:
  - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Woodside Road and Rutherford Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Woodside Road and Rutherford Avenue. There shall be no storage of construction vehicles in the public right-of-way.
15. The property owner(s) shall coordinate with the project planner to record the Notice of Determination and pay an environmental filing fee of \$2,354.75 \$2,480.25 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a \$50.00 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.
16. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides and pesticides which can contribute to runoff pollution.
17. **Mitigation Measure 1:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:
  - a. Water all active construction areas at least twice daily.

- b. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
  - c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
  - d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
  - e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
  - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
18. **Mitigation Measure 2:** The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
19. **Mitigation Measure 3:** The design of the proposed development (upon application submittal of the Building Permit) on the subject parcel shall generally follow the recommendations cited in the geotechnical reports and letter prepared by Summit Engineering regarding seismic criteria, grading, concrete mat or slab on grade construction, and surface drainage. Any such changes to the recommendations by the project geotechnical engineer cited in this report and subsequent updates shall be submitted for review and approval by the County's Geotechnical Engineer.
20. **Mitigation Measure 4:** At the time of building permit and encroachment permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be

designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet, or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly, and

sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.

- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
  - l. No erosion or sediment control measures will be placed in vegetated areas.
  - m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
  - n. Control of fuels and other hazardous materials, spills, and litter during construction.
  - o. Preserve existing vegetation whenever feasible.
21. **Mitigation Measure 5:** To provide adequate sight distance, a fifteen-foot curb segment next to the driveway on Rutherford Avenue should be painted red to indicate no parking is allowed. The applicant shall apply for this through the Department of Public Works and attain approval prior to occupancy.
22. **Mitigation Measure 6:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process as required by State Assembly Bill 52 shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.
23. **Mitigation Measure 7:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
24. **Mitigation Measure 8:** Inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

#### Grading Permit

25. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the

Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if the associated building permit is a week or less from being issued, dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors). An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations 23. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.

26. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
27. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
28. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
29. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within 30 days of the completion of grading at the project site: (a) The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

### Building Inspection Section

30. The proposed project requires building permits that must be obtained prior to any demolition or construction activities.

### Drainage Section

31. The following will be required at the time of building permit submittal:
  - a. Drainage Report prepared and stamped by a Registered Civil Engineer demonstrating that the project complies with the County's current drainage policy restricting stormwater flows from development projects.
  - b. Final Grading and Drainage Plan prepared and stamped by a Registered Civil Engineer showing any features required to retain additional stormwater resulting from the new impervious areas onsite, including any metering to the public storm drain system as appropriate (as determined in the Drainage Report).
  - c. An updated C.3/C.6 Checklist (if changes to impervious areas have been made during the design phase).
  - d. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site.
  - e. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O and M Agreement) with the County (executed by the Community Development Director) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control measures according the approved Maintenance Plan(s), for the life of the project. The O and M Agreement shall provide County access to the property for inspection and be recorded for the property.

### Geotechnical Section

32. The geotechnical report will be peer reviewed at the time of building permit application.



## Department of Public Works

33. The applicant shall have prepared, by a Registered Civil Engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post development flows and velocities shall not exceed those that existed in the predeveloped state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.
34. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
35. The applicant shall submit to the Department of Public Works, for review, documentation of ingress/egress and utility easements for the applicant's use and the use of others.
36. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
37. The applicant shall execute and record an agreement in a form approved by the County for maintenance of the approved access easement and shared stormwater facility.
38. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
39. Prior to completion of the building permit, all storm drains on-site shall be labeled "No Dumping - Drains to Bay."

40. The applicant shall apply for an apportionment of the existing Sequoia Tract Storm Drainage Assessment District assessment on the property to the parcels created by this subdivision.
41. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.
42. A maintenance agreement for all the plantings and irrigation in right of way shall be required. Otherwise remove these items from the right of way.

#### Fair Oaks Sewer District

43. The Sewer District will allow the proposed connections providing that all associated fees are paid. The Sewer District may require payment of additional sewer connection fees and sewage treatment capacity fees.
44. The applicant shall submit building plans to the Sewer District for review when the building permit application is submitted. The plans shall indicate the location of the existing and proposed sewer laterals to the Sewer District main.
45. Sewer Inspection Permits (SIP) must be obtained to cap the existing sewer laterals prior to demolition of the existing buildings. Sewer Inspection Permits may be obtained from the Sewer District office at 555 County Center, 5th Floor, Redwood City.

#### California Water Service – Bear Gulch

46. Any improvements to the water system will be at the owner(s) expense including additional services or fire protection needs.
47. All storm and sewer lines must have separation from Water, 10-foot horizontal separation and 1-foot vertical separation below the Water main or service line.
48. Service lines which go through one property to another property must have legal easements granted with documentation submitted to Cal-Water before installation.

#### Menlo Park Fire Protection District

49. Fire apparatus roadways, including public and the private 20-foot-wide driveway used for vehicle access to onsite garages, shall be capable of supporting the imposed weight of a 75,000-pound (34,050 kg) fire apparatus and shall be provided with an all-weather driving surface. Only paved or concrete surfaces are considered to be all-weather driving surfaces. CFC 2016, Appendix D.

50. Private Roadways serving three or more residential occupancies shall be all-weather roads with a minimum width of 20 feet and a clear height of 13 feet 6 inches. Roadways shall be designed to accommodate the weight of the fire apparatus and the minimum turning radii of 36 feet for fire apparatus, make necessary curb cuts at the driveway entrance off Rutherford Avenue. A turn-around will not be required on this project. As specified by CFC Appendix D, Table D103.4.
51. NOTE ON FIELD PLAN: All curbing located within the complex that has not been assigned as onsite parking shall be designated as "No Parking Fire Lane". All fire lanes to comply with Menlo Park Fire Protection District (MFPD) standard for "Designation and Marking of Fire Lane"~ since there is only 1 point of access to the complex. Provide a complete no parking-fire lane striping plan with no parking signage in accordance with MPFD standard on subsequent submittal:
  - a. Required no parking signage installed at Rutherford Ave main entrance.
52. NOTE ON FIELD PLAN: Fire apparatus roadways, including public or private streets or roads used for vehicle access shall be installed and in service prior to construction. Fire protection water serving all hydrants shall be provided as soon as combustible material arrives on the site:
  - a. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE MENLO PARK FIRE PROTECTION DISTRICT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2016.
53. For buildings 30 feet (9144 mm) and over in height above natural grade, the required fire apparatus access roadway shall be a minimum of 26 feet (7925 mm) in width and shall be positioned parallel to at least one entire side of the building, and the fire lane shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building. CFC 2016, Appendix D105:
  - a. Fire District staging areas to be determined for Aerial Ladder Truck Minimum and Maximum climbing angles. If a climbing angle is less than 50 degrees, the roadway shall be adjusted to comply to the charging condition listed above. Note, Aerial Ladder requires minimum 4 feet setback on any side to allow for outriggers.
54. If applicable, Traffic Opticom Signal Preemption System required for all traffic intersections controlled with a traffic signal. An encroachment permit shall accompany these installations.

55. Applicant to provide fire flow information through a separate engineered fire flow modeling report with corresponding plan sheet showing how this is to be achieved. This document shall be submitted to Menlo Park Fire Protection District for review and approval prior to issuance of grading and building permits. CFC 2016, Sec. 507.5.1 Appendix B Section 105.2 and Table 105.1
56. A Public hydrant is required on Woodside Road at Rutherford Avenue. All hydrants to comply to the following:
  - a. All fire hydrants shall be wet barrel standard steamer type with 1-4 1/2-inch (114.3 mm) and 2-2 1/2-inch (63.5 mm) outlets. Menlo Park Fire Protection District CFC Sec. 507.5.1 Appendix C
57. Fire hydrants and fire appliances (fire department connections and post indicator valves) shall be clearly accessible and free from obstruction.
58. An approved Fire Sprinkler System shall be installed throughout structure. Residential units shall be designed to .15 gpm/1,500 sq. ft. of area plus hose stream allowance. In garage area, the automatic fire sprinkler system shall be designed to .20 gpm/ 2,000 sq. ft. of coverage area plus hose stream allowance. Fire sprinkler system to comply with NFP A 13 2016 edition and Menlo Park Fire Protection District Standards. A separate plan review fee will be collected upon review of these plans.
59. Means of egress components to include exit pathway throughout use, exit stairwells, exit enclosure providing access to exit doors, door hardware, exit signs, exit illumination and emergency lighting shall comply to CFC/CBC Chapter 10.
60. The single man door providing direct access to the Sprinkler Riser Assembly (for each building) shall require signage on the door accessing riser stating- "Riser Room" or agreed upon language.
61. Approved plans and approval letter must be on site at the time of inspection.
62. Final acceptance of this project is subject to field inspection.

RSP:cmc – RSPFF0884\_WCU.DOCX



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT B**

**RESOLUTION NO. \_\_\_\_\_**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA**

\* \* \* \* \*

**RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR THE  
GENERAL PLAN AMENDMENT, ZONING MAP AMENDMENT, MAJOR  
SUBDIVISION, AND GRADING PERMIT FOR THE DEVELOPMENT OF SIX  
TOWNHOUSES AT 1301 AND 1311 WOODSIDE ROAD IN THE UNINCORPORATED  
SEQUOIA TRACT AREA**

---

**RESOLVED**, by the Board of Supervisors of the County of San Mateo, State of California, that

**WHEREAS**, on July 8, 2019, the applicant, Moshe Dinar, at 1301 and 1311 Woodside Road (APNs 069-311-250 and 069-311-340), in the unincorporated Sequoia Tract area of San Mateo County, submitted an application for a General Plan Amendment, Zoning Map Amendment, Major Subdivision, and Grading Permit to rezone the subject parcel from “One-family Residential” (R-1) to “Multiple-family Residential” (R-3) and change the County General Plan Land Use designation from “Medium Density Residential” to “High Density Residential” to construct six townhouses; and

**WHEREAS**, approval of the applicant’s proposal is considered a “Project” as that term is defined under the California Environmental Quality Act (“CEQA”); and

**WHEREAS**, the County prepared an Initial Study and Mitigated Negative Declaration for this project, consistent with the requirements of the California Environmental Quality Act, and determined that the project would not have a significant effect on the environment because all potential impacts of the project could be mitigated to levels below established CEQA thresholds of significance with the adoption of mitigation measures and enforcement of such measures through a Mitigation Monitoring and Reporting Program (“MMRP”); and;

**WHEREAS**, the Initial Study and Negative Declaration was posted on August 11, 2021, and noticed and circulated for comment in accordance with the requirements of the California Environmental Quality Act; and

**WHEREAS**, the County Planning Commission conducted a duly noticed public hearing on December 8, 2021, and received public comment, and has recommended that the Board of Supervisors adopt the Mitigated Negative Declaration as complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines; and

**WHEREAS**, the Board of Supervisors held a duly noticed public hearing on [insert date], to consider the Mitigated Negative Declaration and the proposed amendments and to take public testimony; and

**WHEREAS**, the Board of Supervisors, in its independent judgement and analysis, has considered the Initial Study and Mitigated Negative Declaration, along with comments received, and finds on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment; and

**NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that:

1. The Board of Supervisors adopts the attached Mitigated Negative Declaration as complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines; and

2. The Board of Supervisors adopts the attached Mitigation Monitoring and Reporting Program.

**BE IT FURTHER RESOLVED** that the resolution shall become effective immediately upon its passage and adoption.

\* \* \* \* \*





**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT C**

**RESOLUTION NO. \_\_\_\_\_**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA**

\* \* \* \* \*

**RESOLUTION TO AMEND THE SAN MATEO COUNTY GENERAL PLAN LAND USE MAP TO CHANGE THE LAND USE DESIGNATION OF ASSESSOR PARCEL NUMBERS 069-311-250 and 069-311-340 FROM “MEDIUM DENSITY RESIDENTIAL” TO “HIGH DENSITY RESIDENTIAL”, AT 1301 AND 1311 WOODSIDE ROAD IN THE UNINCORPORATED SEQUOIA TRACT AREA**

---

**RESOLVED**, by the Board of Supervisors of the County of San Mateo, State of California, that

**WHEREAS**, on July 8, 2019, the applicant, Moshe Dinar, at 1301 and 1311 Woodside Road (APNs 069-311-250 and 069-311-340), in the unincorporated Sequoia Tract area of San Mateo County, submitted an application for a General Plan Amendment, Zoning Map Amendment, Major Subdivision, and Grading Permit to rezone the subject parcel from “One-family Residential” (R-1) to “Multiple-family Residential” (R-3) and change the County General Plan Land Use designation from “Medium Density Residential” to “High Density Residential” to construct six townhouses; and

**WHEREAS**, the County has prepared a Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines, which analyzes the potential impacts of the proposed rezoning and General Plan amendment; and

**WHEREAS**, on December 8, 2021, the County Planning Commission at its duly noticed public hearing considered the amendment described above and recommended approval of the amendment; and

**WHEREAS**, on [Type Here], the Board of Supervisors at its duly noticed public hearing considered the proposed amendment and finds that the General Plan Land Use Map Amendment is consistent with the applicable General Plan policies, and is compatible with adjacent land uses and will not be in conflict with the policies of the General Plan as the project parcels abut commercial, multi-family and single-family residential developments and re-designation of the parcel from Medium Density Residential to High Density Residential will allow better utilization of the property as a transitional buffer between the higher intensity commercial corridor along Woodside Road and the lower density single-family residential area of the Sequoia Tract, while maintaining a consistent land use pattern in the area and supporting Housing Element policies for the creation of new housing opportunities within the County; and

**NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the San Mateo County General Plan Land Use Map is revised to change the land use designation of two parcels located at 1301 and 1311 Woodside Road (APNs 069-311-250 and 069-311-340) in the unincorporated Sequoia Tract area of San Mateo County from “Medium Density Residential” to “High Density Residential”.

**BE IT FURTHER RESOLVED** that this resolution shall become effective immediately upon its passage and adoption.

\* \* \* \* \*



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ATTACHMENT D**

**ORDINANCE NO. \_\_\_\_\_**  
**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,**  
**STATE OF CALIFORNIA**

\* \* \* \* \*

**AN ORDINANCE AMENDING CHAPTER 2 OF DIVISION VI OF THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) TO REVISE THE ZONING MAPS, APPENDIX A, TO CHANGE THE ZONING OF ASSESSOR PARCEL NUMBERS 069-311-250 and 069-311-340 FROM R-1/S-74 TO R-3/S-3, AT 1301 AND 1311 WOODSIDE ROAD IN THE UNINCORPORATED SEQUOIA TRACT AREA**

The Board of Supervisors of the County of San Mateo, State of California,

**ORDAINS** as follows

**SECTION 1. Findings.** The Board of Supervisors of the County of San Mateo (“County”) hereby finds and declares as follows:

**WHEREAS**, on July 8, 2019, the applicant, Moshe Dinar, at 1301 and 1311 Woodside Road (APNs 069-311-250 and 069-311-340), in the unincorporated Sequoia Tract area of San Mateo County, submitted an application for a General Plan Amendment, Zoning Map Amendment, Major Subdivision, and Grading Permit to rezone the subject parcel from “One-family Residential” (R-1) to “Multiple-family Residential” (R-3) and change the County General Plan Land Use designation from “Medium Density Residential” to “High Density Residential” to construct six townhouses; and

**WHEREAS**, the County has prepared a Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines, which analyzes the potential impacts of the proposed rezoning and General Plan amendment; and

**WHEREAS**, on December 8, 2021, the County Planning Commission at its duly noticed public hearing considered the proposal described above and recommended approval of the zoning amendment; and

**WHEREAS**, on [Type Here], the Board of Supervisors at its duly noticed public hearing considered the proposed zoning amendment; and

**WHEREAS**, the Board finds that the proposed rezoning of the subject parcel meets the public necessity, convenience, and the general welfare of the community as the project site is comparably larger in size than surrounding parcels with the same zoning, and the rezoning will be compatible with the type and density of other multi-family residential development in the area and provides an opportunity for additional housing units in a highly urbanized area that already has the supporting infrastructure.

**NOW, THEREFORE**, the Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

**SECTION 2.** Section 6115 of Chapter 2 of Part One of Division VI of the San Mateo County Ordinance Code (Zoning Maps), Appendix A, shall be amended to change the zoning designation of two parcels located at 1301 and 1311 Woodside Road (Assessor's Parcel Numbers 069-311-250 and 069-311-340) from R-1/S-74 to R-3/S-3.

**SECTION 3.** The Clerk shall publish this ordinance in accordance with applicable law.

**SECTION 4.** This Ordinance shall be effective thirty (30) days from the passage date thereof.

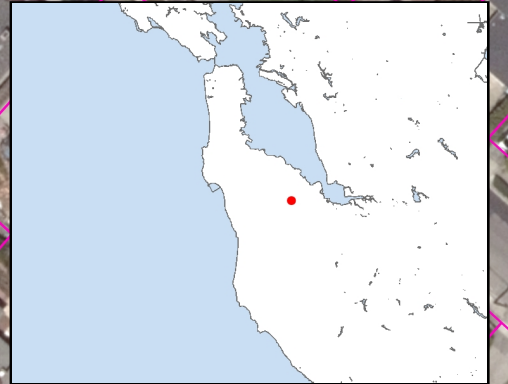
\* \* \* \* \*



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**


**ATTACHMENT E**





0.04 0 0.02 0.04 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1 : 1,128 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

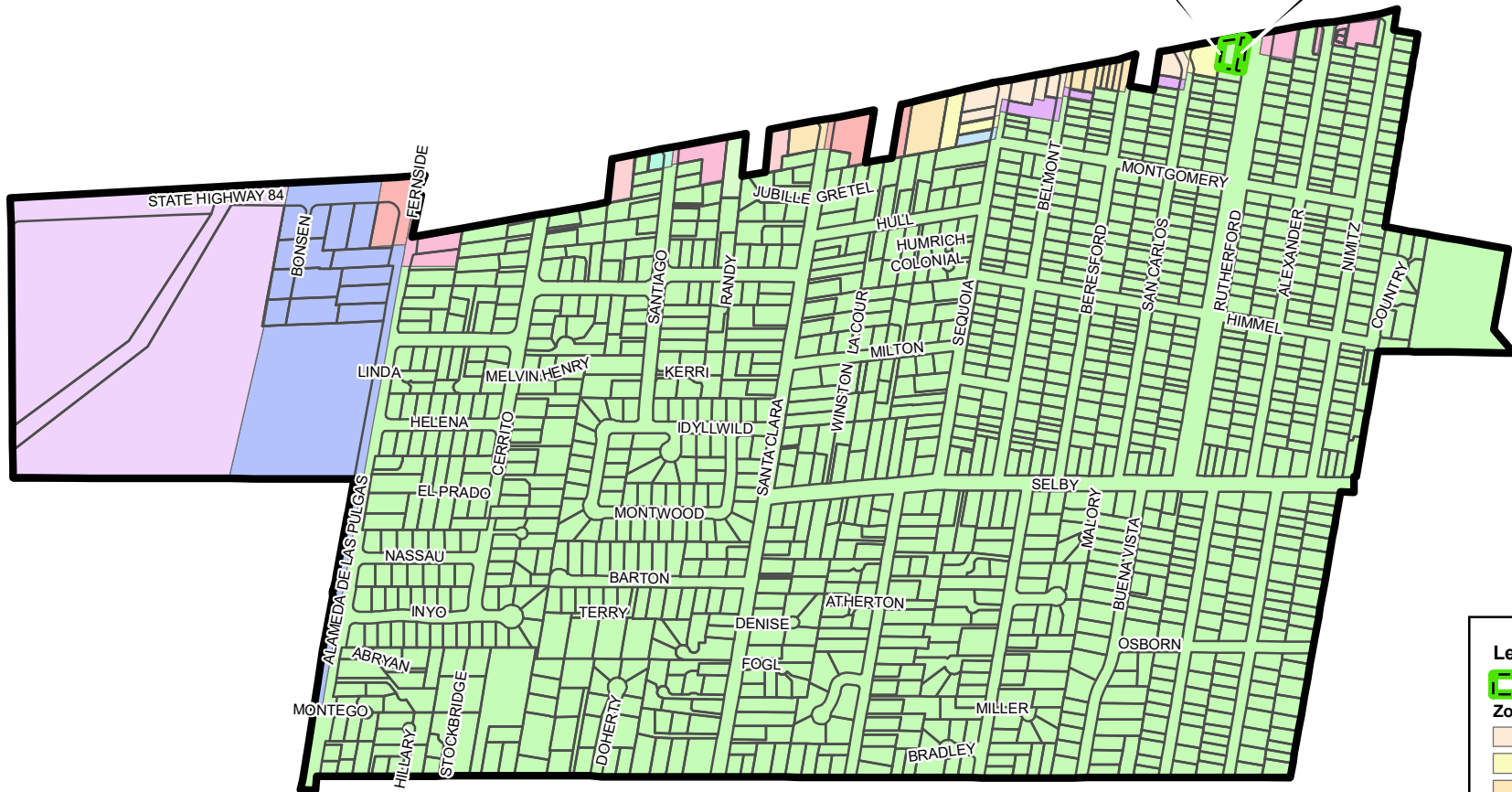


**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ATTACHMENT F**

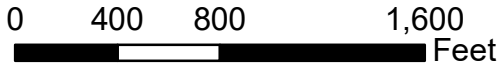
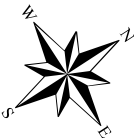
069-311-250

069-311-340



**Legend**

- Project Parcels
- Zone**
- C-1/S-1
- C-1/S-3
- C-1/S-7
- O
- O/S-7
- P
- R-1/S-74
- R-1/S-9
- R-3/S-1
- R-3/S-2
- R-3/S-3
- R-3/S-4
- R-E/S-11



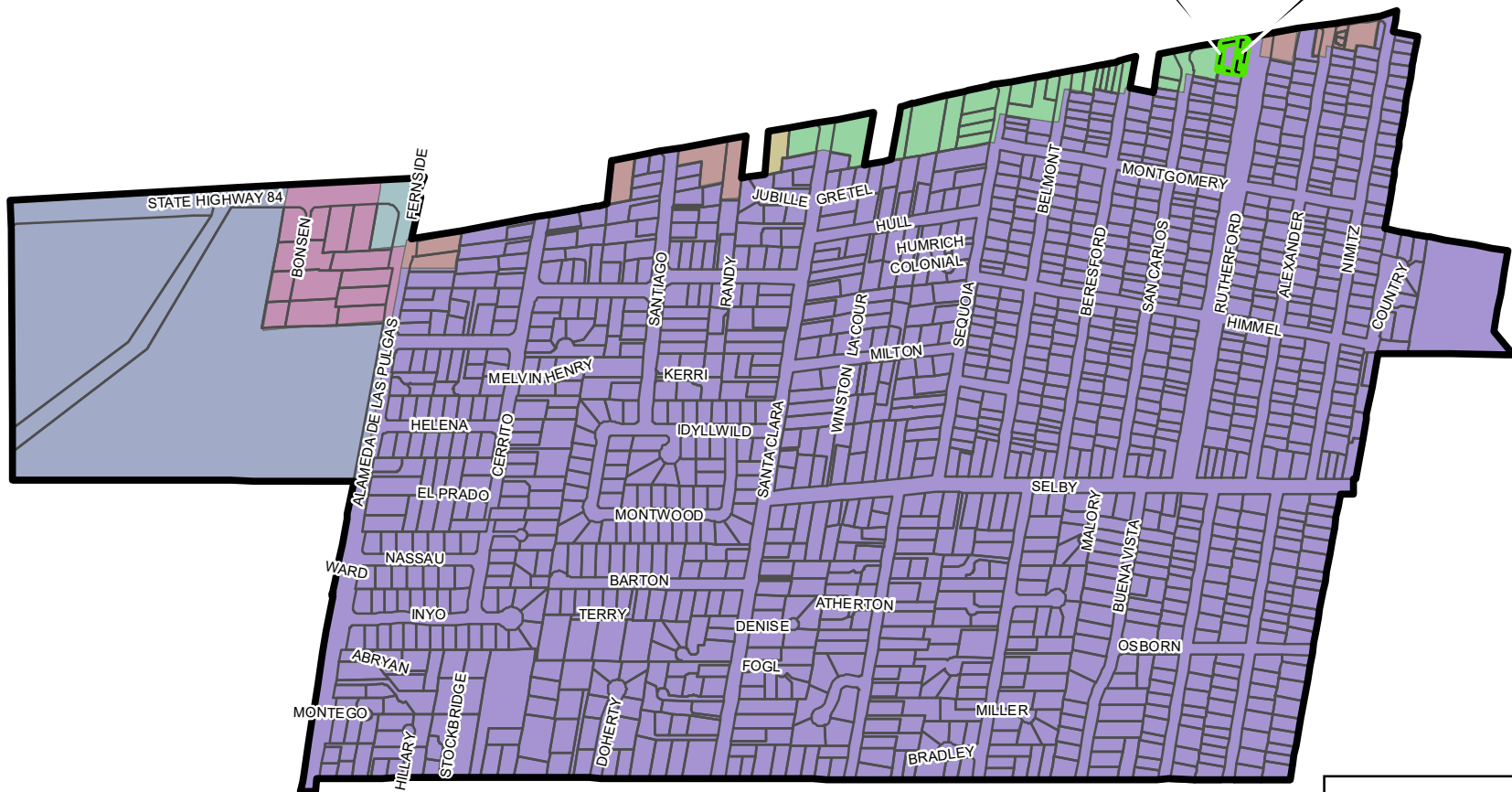


**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**









# **ATTACHMENT G**

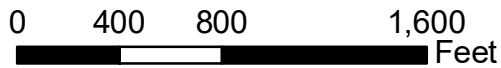
069-311-250

069-311-340



**Legend**

-  Project Parcels
- General Plan Land Use Designation**
-  High Density Residential
-  Institutional
-  Medium Density Residential
-  Medium High Density Residential
-  Medium Low Density Residential
-  Neighborhood Commercial
-  Office Commercial





**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT H**

1301-1311 WOODSIDE ROAD, REDWOOD CITY, CA  
PROPOSED RESIDENTIAL DEVELOPEMENT

1301-1311  
WOODSIDE RD  
REDWOOD CITY, CA



**DINAR**

& ASSOCIATES

architecture • planning • interiors

P. O. BOX 70601  
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CALIFORNIA 94612  
TEL. 510.893.8300  
FAX. 510.893.8305

NOT FOR CONSTRUCTION

FRONT VIEW FROM WOODSIDE ROAD

Planning Rev  
DEC 28, 2020

G 0.0

# 1301-1311 WOODSIDE ROAD, REDWOOD CITY, CA

## PROPOSED RESIDENTIAL DEVELOPEMENT

1301-1311  
WOODSIDE RD  
REDWOOD CITY, CA



EXTERIOR VIEW FROM WOODSIDE ROAD

**DINAR**

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PROJECT INFORMATION	PROJECT DATA	SCOPE OF WORK	DRAWING INDEX																																																																						
<p>PROPOSED ZONING: R-3/S-3</p> <p>BUILDING OCCUPANCY GROUPS: R-2</p> <p>TYPE OF CONSTRUCTION: TYPE V 1 HOUR</p> <p>APPLICABLE CODES:                      * 2019 CALIFORNIA BUILDING CODE                      * 2019 CALIFORNIA RESIDENTIAL CODE                      * 2019 CALIFORNIA MECHANICAL CODE                      * 2019 CALIFORNIA PLUMBING CODE                      * 2019 ELECTRICAL CODE                      * 2019 CALIFORNIA ENERGY CODE                      * 2019 CALIGREEN CODE</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>LOT AREA</td> <td style="text-align: right;">13,225 SF</td> </tr> <tr> <td>LOT COVERAGE (SEE G0.2)</td> <td style="text-align: right;">5,411.8 SF= 40.8%</td> </tr> <tr> <td>1ST FLOOR (EXCL GARAGE, PORCH)</td> <td style="text-align: right;">2,870 SF</td> </tr> <tr> <td>2ND FLOOR</td> <td style="text-align: right;">4,525 SF</td> </tr> <tr> <td>3RD FLOOR</td> <td style="text-align: right;">4,450 SF</td> </tr> <tr> <td>TOTAL FLOOR AREA</td> <td style="text-align: right;">18,550 SF</td> </tr> <tr> <td>TOTAL RESIDENTIAL FLOOR AREA</td> <td style="text-align: right;">11,850 SF</td> </tr> <tr> <td>F.A.R.</td> <td style="text-align: right;">0.89</td> </tr> <tr> <td>TOTAL NO. OF RESIDENCES</td> <td style="text-align: right;">6</td> </tr> </table>	LOT AREA	13,225 SF	LOT COVERAGE (SEE G0.2)	5,411.8 SF= 40.8%	1ST FLOOR (EXCL GARAGE, PORCH)	2,870 SF	2ND FLOOR	4,525 SF	3RD FLOOR	4,450 SF	TOTAL FLOOR AREA	18,550 SF	TOTAL RESIDENTIAL FLOOR AREA	11,850 SF	F.A.R.	0.89	TOTAL NO. OF RESIDENCES	6	<p>THE PROPOSED DEVELOPMENT CONSISTS OF THREE STORY, SIX UNITS RESIDENTIAL TOWN HOMES.</p> <p style="text-align: center;"><b>VICINITY MAP</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>G0</td> <td>PRELIMINARY VIEW – COLOR</td> </tr> <tr> <td>G0.1</td> <td>PROJECT INFORMATION, LOCATION MAP, DRAWING INDEX</td> </tr> <tr> <td>G0.2</td> <td>LOT COVERAGE DIAGRAM</td> </tr> <tr> <td>A1.1</td> <td>PROPOSED SITE/FIRST FLOOR PLAN</td> </tr> <tr> <td>A1.2</td> <td>PROPOSED SECOND FLOOR PLAN</td> </tr> <tr> <td>A1.3</td> <td>PROPOSED THIRD FLOOR PLAN</td> </tr> <tr> <td>A2.0</td> <td>PROPOSED ELEVATIONS</td> </tr> <tr> <td>A2.1</td> <td>PROPOSED ELEVATION &amp; SCHEMATIC SECTION</td> </tr> <tr> <td>A2.2</td> <td>PROPOSED ELEVATIONS</td> </tr> <tr> <td>S1</td> <td>SURVEY</td> </tr> <tr> <td>TM</td> <td>WESTING TENTATIVE MAP</td> </tr> <tr> <td>C1</td> <td>CIVIL COVER SHEET</td> </tr> <tr> <td>C2</td> <td>GRADING PLAN</td> </tr> <tr> <td>C3</td> <td>UTILITY PLAN</td> </tr> <tr> <td>C4</td> <td>STORM WATER MANAGEMENT PLAN</td> </tr> <tr> <td>C5</td> <td>EROSION CONTROL PLAN</td> </tr> <tr> <td>C6</td> <td>EROSION CONTROL DETAILS</td> </tr> <tr> <td>C7</td> <td>EROSION CONTROL DETAILS</td> </tr> <tr> <td>C8</td> <td>EROSION CONTROL DETAILS</td> </tr> <tr> <td>C9</td> <td>CONSTRUCTION BMPs</td> </tr> <tr> <td>L1</td> <td>PRELIMINARY PLANTING PLAN</td> </tr> <tr> <td>L2</td> <td>LANDSCAPING SPECS &amp; DETAILS</td> </tr> <tr> <td>L3</td> <td>HYDROZONE PLAN</td> </tr> <tr> <td>L4</td> <td>IRRIGATION PLAN</td> </tr> <tr> <td>L5</td> <td>IRRIGATION DETAILS</td> </tr> <tr> <td>L6</td> <td>IRRIGATION NOTES</td> </tr> </table>	G0	PRELIMINARY VIEW – COLOR	G0.1	PROJECT INFORMATION, LOCATION MAP, DRAWING INDEX	G0.2	LOT COVERAGE DIAGRAM	A1.1	PROPOSED SITE/FIRST FLOOR PLAN	A1.2	PROPOSED SECOND FLOOR PLAN	A1.3	PROPOSED THIRD FLOOR PLAN	A2.0	PROPOSED ELEVATIONS	A2.1	PROPOSED ELEVATION & SCHEMATIC SECTION	A2.2	PROPOSED ELEVATIONS	S1	SURVEY	TM	WESTING TENTATIVE MAP	C1	CIVIL COVER SHEET	C2	GRADING PLAN	C3	UTILITY PLAN	C4	STORM WATER MANAGEMENT PLAN	C5	EROSION CONTROL PLAN	C6	EROSION CONTROL DETAILS	C7	EROSION CONTROL DETAILS	C8	EROSION CONTROL DETAILS	C9	CONSTRUCTION BMPs	L1	PRELIMINARY PLANTING PLAN	L2	LANDSCAPING SPECS & DETAILS	L3	HYDROZONE PLAN	L4	IRRIGATION PLAN	L5	IRRIGATION DETAILS	L6	IRRIGATION NOTES
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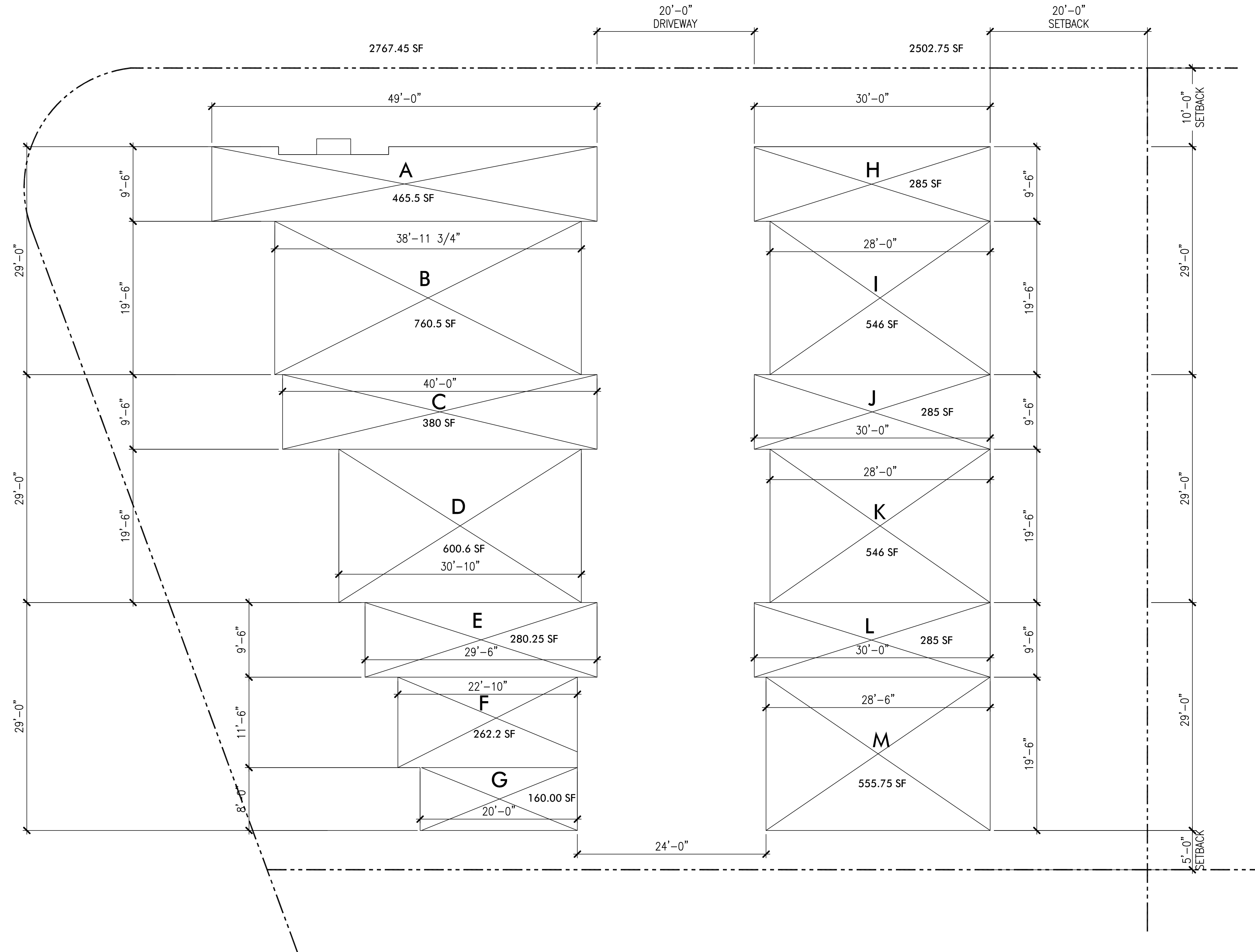
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LOT COVERAGE TABLE	
LOT AREA	13,225 SF
A	465.5 SF
B	760.5 SF
C	380 SF
D	600.6 SF
E	280.25 SF
F	262.2 SF
G	160.0 SF
H	285 SF
I	546 SF
J	285 SF
K	546 SF
L	285 SF
M	555.75 SF
TOTAL LOT COVERAGE	5,411.80 SF 40.9%



NOT FOR CONSTRUCTION



Planning Rev

LOT COVERAGE DIAGRAM

SCALE: 1/8" = 1'-0"

G0.2

NOTE: TRAFFIC STUDY CONFIRMS THERE IS AMPLE PARKING ON STREET FOR GUEST PARKING, THEREFORE NO GUEST PARKING NEEDED ON SITE

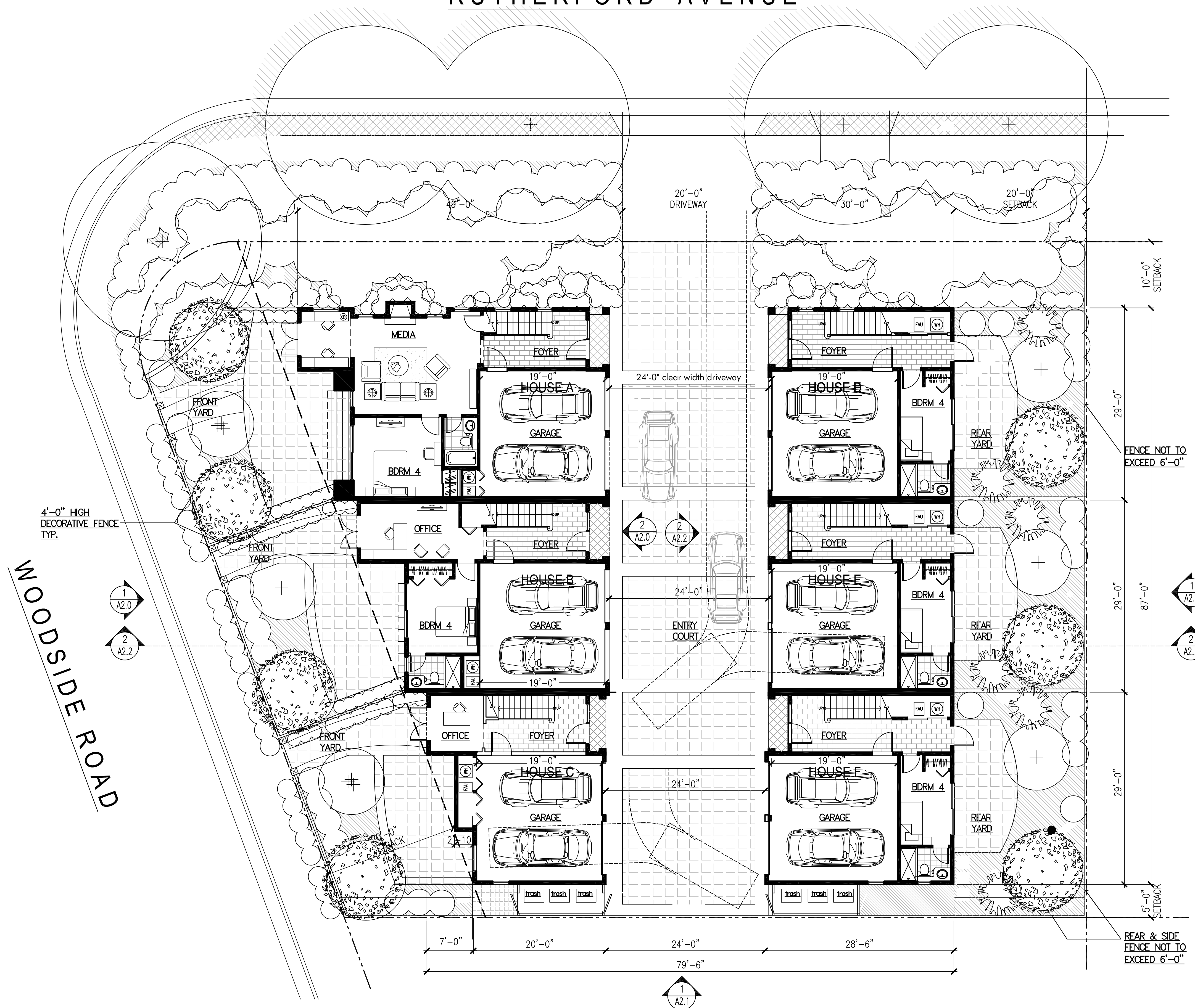
RUTHERFORD AVENUE

DINAR

& ASSOCIATES

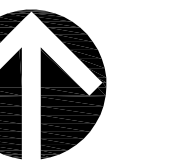
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P. O. BOX 70601  
OAKLAND  
CALIFORNIA 94612  
TEL. 510.893.8300  
FAX. 510.893.8305



NOT FOR CONSTRUCTION

PROJECT NORTH



Planning Rev  
DEC 29, 2020

GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

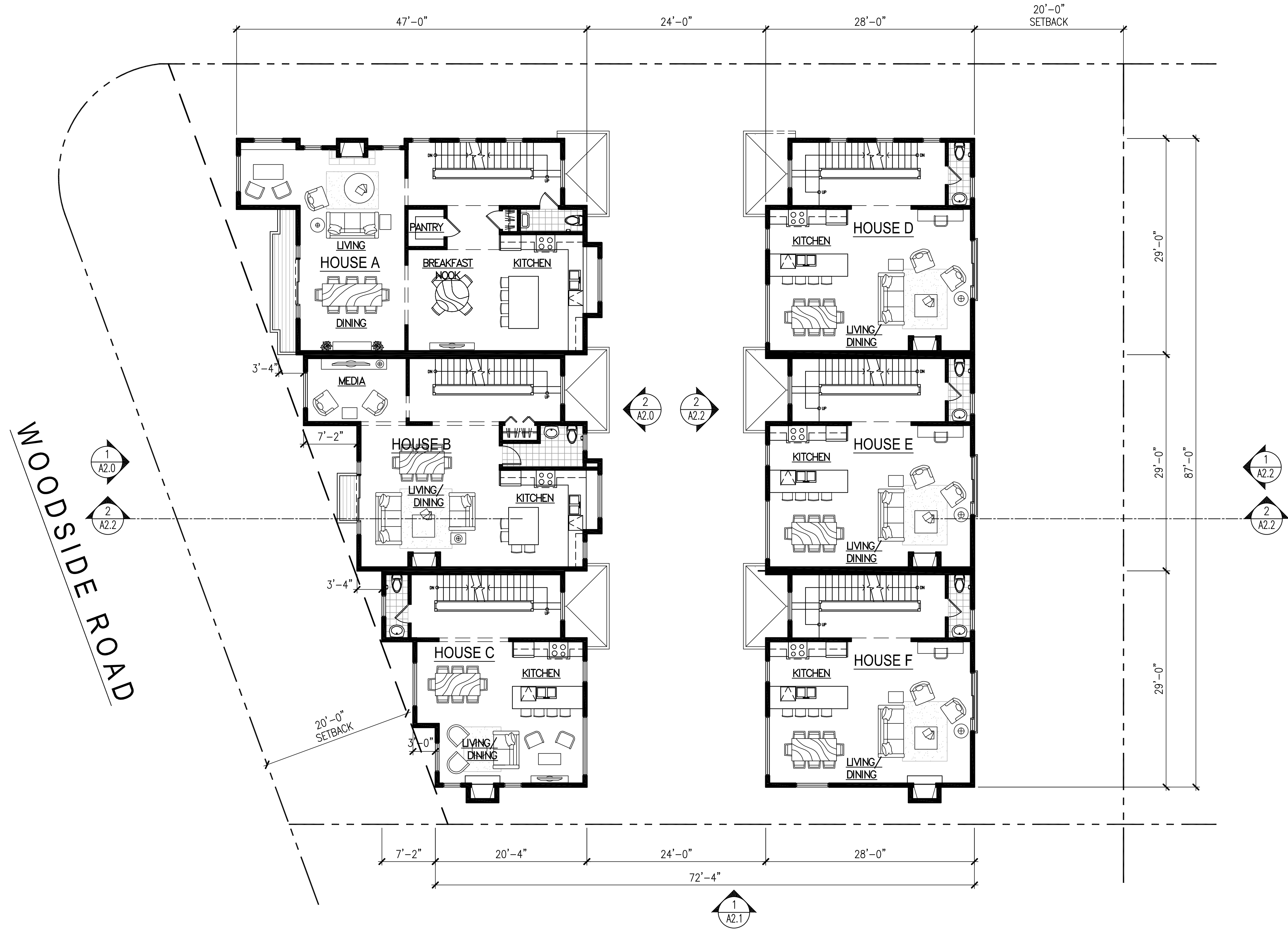
**RUTHERFORD AVENUE**

**DINAR**

& ASSOCIATES

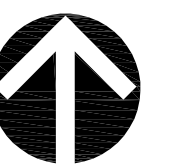
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 CALIFORNIA 94612  
 TEL. 510.893.8300  
 FAX. 510.893.8305



NOT FOR CONSTRUCTION

PROJECT NORTH

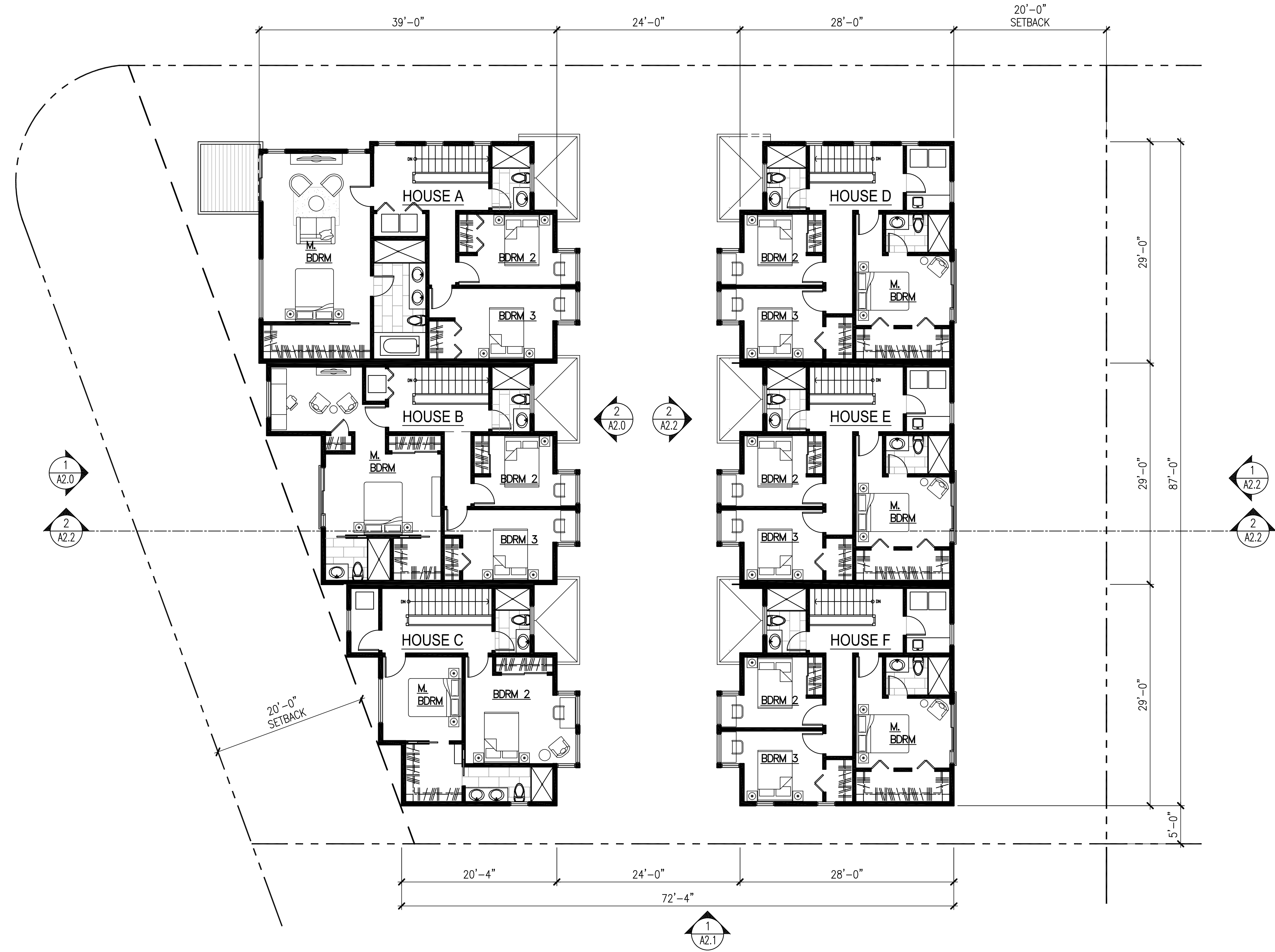


Planning Rev  
 DEC 29, 2020

**SECOND LEVEL PLAN**

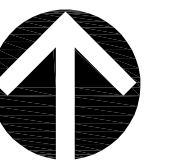
SCALE: 1/8" = 1'-0"

**A 1.2**



NOT FOR CONSTRUCTION

PROJECT NORTH



Planning Rev  
 DEC 29, 2020

**THIRD LEVEL PLAN**

SCALE: 1/8" = 1'-0"



EAST ELEVATION - COURTYARD



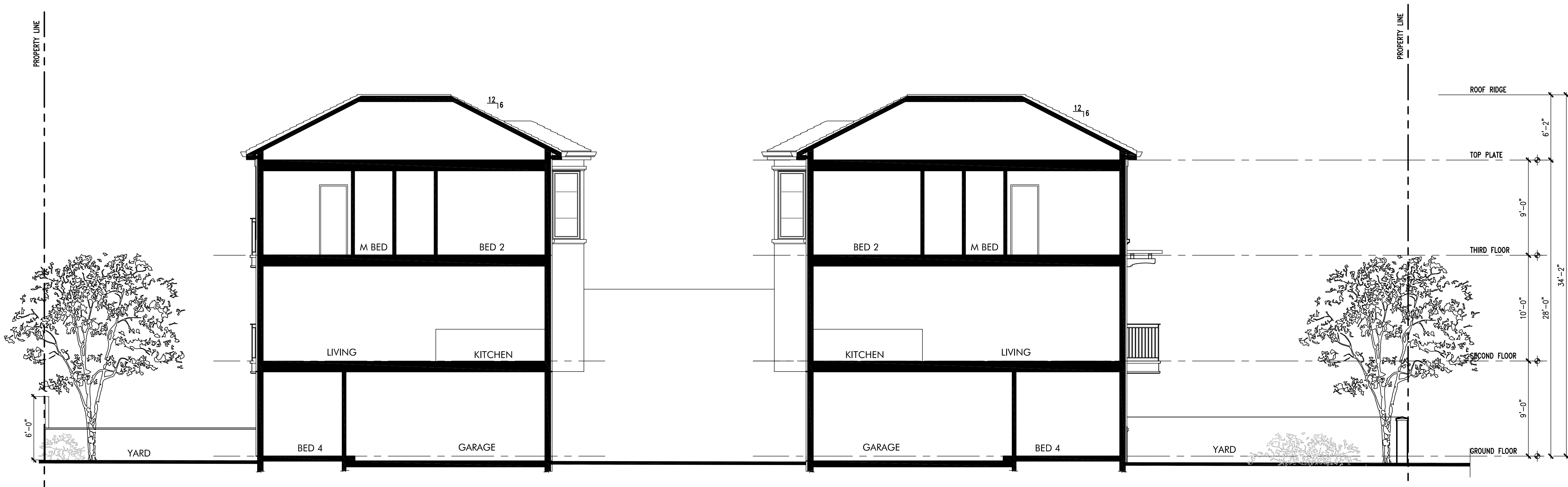
WEST ELEVATION - WOODSIDE ROAD

NOT FOR CONSTRUCTION

1301-1311  
 WOODSIDE RD  
 REDWOOD CITY, CA

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**SCHEMATIC SECTION AA**

SCALE: 3/16" = 1'-0"



**NORTH ELEVATION - RUTHERFORD AVENUE**

**EXTERIOR ELEVATION**

SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

Planning Rev  
 DEC 29, 2020

A 2.1

1301-1311  
**WOODSIDE RD**  
 REDWOOD CITY, CA

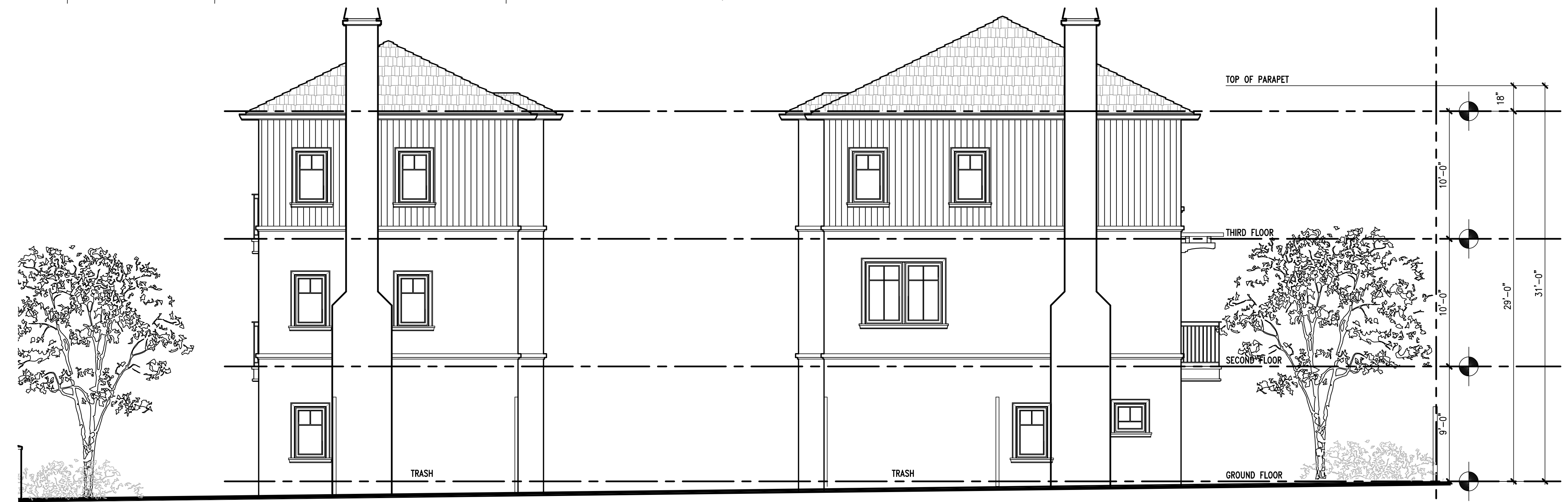
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WEST ELEVATION - COURTYARD



SOUTH ELEVATION



EAST ELEVATION

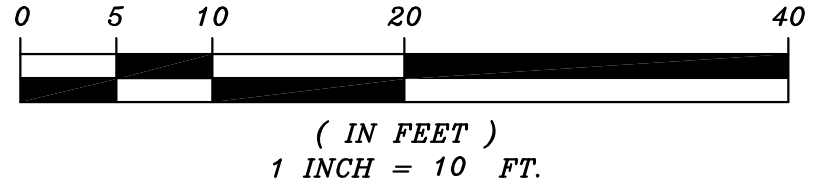
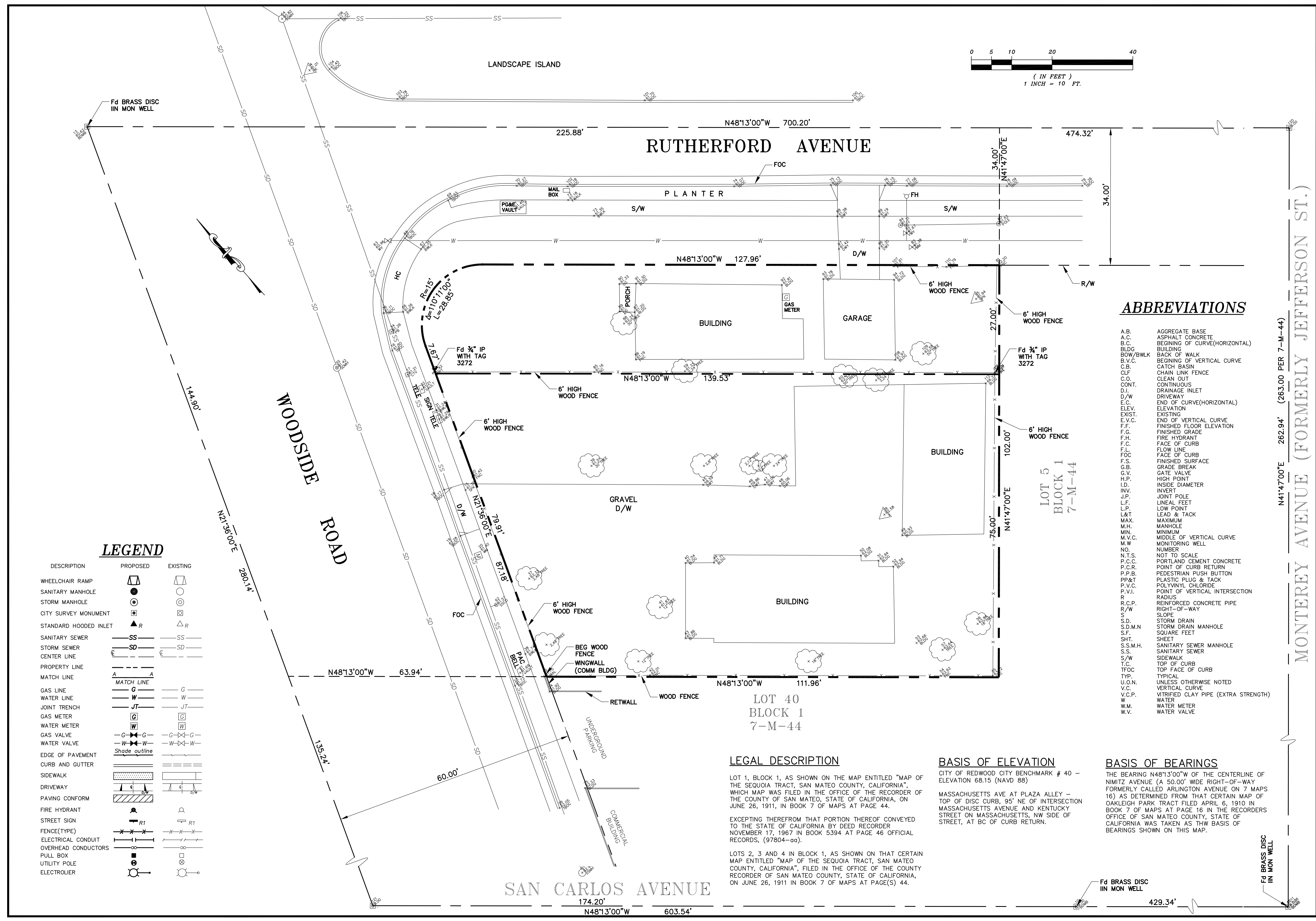
EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

Planning Rev  
 DEC 29, 2020

A 2.2



**LEGEND**

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET		
SANITARY SEWER		
STORM SEWER		
CENTER LINE		
PROPERTY LINE		
MATCH LINE		
GAS LINE		
WATER LINE		
JOINT TRENCH		
GAS METER		
WATER METER		
GAS VALVE		
WATER VALVE		
EDGE OF PAVEMENT		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		

**ABBREVIATIONS**

A.B.	AGGREGATE BASE
A.C.	ASPHALT CONCRETE
B.C.	BEGINNING OF CURVE(HORIZONTAL)
BLDG	BUILDING
BOW/BWLK	BACK OF WALK
B.V.C.	BEGINNING OF VERTICAL CURVE
C.B.	CATCH BASIN
CLF	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONT.	CONTINUOUS
D.I.	DRAINAGE INLET
D/W	DRIVEWAY
E.C.	END OF CURVE(HORIZONTAL)
ELEV.	ELEVATION
EXIST.	EXISTING
E.V.C.	END OF VERTICAL CURVE
F.F.	FINISHED FLOOR ELEVATION
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
F.C.	FACE OF CURB
F.L.	FLOW LINE
FOC	FACE OF CURB
F.S.	FINISHED SURFACE
G.B.	GRADE BREAK
G.V.	GATE VALVE
H.P.	HIGH POINT
I.D.	INSIDE DIAMETER
INW.	INVERT
J.P.	JOINT POLE
L.F.	LINEAL FEET
L.P.	LOW POINT
L&T	LEAD & TACK
MAX.	MAXIMUM
M.H.	MANHOLE
MIN.	MINIMUM
M.V.C.	MIDDLE OF VERTICAL CURVE
M.W.	MONITORING WELL
NO.	NUMBER
N.T.S.	NOT TO SCALE
P.C.C.	PORTLAND CEMENT CONCRETE
P.C.R.	POINT OF CURB RETURN
P.P.B.	PEDESTRIAN PUSH BUTTON
PP&T	PLASTIC PLUG & TACK
P.V.C.	POLYVINYL CHLORIDE
P.V.I.	POINT OF VERTICAL INTERSECTION
R.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S.	SLOPE
S.D.	STORM DRAIN
S.D.M.N	STORM DRAIN MANHOLE
S.F.	SQUARE FEET
SHT.	SHEET
S.S.M.H.	SANITARY SEWER MANHOLE
S.S.	SANITARY SEWER
S.W.	SIDEWALK
T.C.	TOP OF CURB
TFOC	TOP FACE OF CURB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.	VERTICAL CURVE
V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
W.	WATER
W.M.	WATER METER
W.V.	WATER VALVE

**LEGAL DESCRIPTION**

LOT 1, BLOCK 1, AS SHOWN ON THE MAP ENTITLED "MAP OF THE SEQUOIA TRACT, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JUNE 26, 1911, IN BOOK 7 OF MAPS AT PAGE 44.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDER NOVEMBER 17, 1967 IN BOOK 5394 AT PAGE 46 OFFICIAL RECORDS, (97804-aa).

LOTS 2, 3 AND 4 IN BLOCK 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE SEQUOIA TRACT, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON JUNE 26, 1911 IN BOOK 7 OF MAPS AT PAGE(S) 44.

**BASIS OF ELEVATION**

CITY OF REDWOOD CITY BENCHMARK # 40 - ELEVATION 68.15 (NAVD 88)

MASSACHUSETTS AVE AT PLAZA ALLEY - TOP OF DISC CURB, 95' NE OF INTERSECTION MASSACHUSETTS AVENUE AND KENTUCKY STREET ON MASSACHUSETTS, NW SIDE OF STREET, AT BC OF CURB RETURN.

**BASIS OF BEARINGS**

THE BEARING N48°13'00"W OF THE CENTERLINE OF NIMITZ AVENUE (A 50.00' WIDE RIGHT-OF-WAY FORMERLY CALLED ARLINGTON AVENUE ON 7 MAPS 16) AS DETERMINED FROM THAT CERTAIN MAP OF OAKLEIGH PARK TRACT FILED APRIL 6, 1910 IN BOOK 7 OF MAPS AT PAGE 16 IN THE RECORDERS OFFICE OF SAN MATEO COUNTY, STATE OF CALIFORNIA WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

ADVANCED DEVELOPMENT

2933 BENJAMIN COURT  
SAN JOSE, CALIFORNIA 95124  
(408) 376-0570  
JACOB SAIDIAN - CIVIL ENGINEER

TOPOGRAPHICAL & RECORD BOUNDARY  
SURVEY FOR APN: 069-311-340 & 069-311-250  
1301 & 1311 WOODSIDE ROAD  
SAN MATEO COUNTY CALIFORNIA

APPROVED BY:  
JACOB SAIDIAN  
REGISTERED PROFESSIONAL ENGINEER  
No. 067016  
Exp. 06/30/16  
STATE OF CALIFORNIA

Checked: JS  
Drawn: EA  
Designed: JS  
Surveyed: JS  
Scale: 1"=10'  
Date: 5-30-15

Sheet No. **S1**

Of 1

Job No. 318



**LEGEND**

- BOUNDARY LINE
- PROPOSED LOT LINE
- CALTRANS RIGHT-OF-WAY
- EASEMENT LINE
- EXISTING LOT LINES
- ORIGINAL LOT LINES
- LOT LINE TO BE REMOVED

**EASEMENT ABBREVIATIONS:**

- PUE PUBLIC UTILITY EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PIEE PRIVATE INGRESS EGRESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- PWLE PRIVATE WATER LINE EASEMENT

LOT AREA TABLE		
DESCRIPTION	AREA (SQFT.)	AREA (ACRES)
LOT 1	2,064	0.05
LOT 2	1,734	0.04
LOT 3	1,563	0.04
LOT 4	1,450	0.03
LOT 5	1,450	0.03
LOT 6	1,700	0.04
LOT A (COMMON LOT) (PRIVATE ACCESSWAY) (PUE, EVAE, PIEE, PSSE, PWLE)	3,265	0.08
<b>TOTAL (BOUNDARY)</b>	<b>13,226</b>	<b>0.30</b>

**VESTING TENTATIVE MAP  
SEVEN (7) LOT SUBDIVISION**  
1301 AND 1311 WOODSIDE ROAD, REDWOOD CITY, CA 94061  
APN: 069-311-340 AND 069-311-250  
TOW (2) EXIST. PARCELS TO BE MERGED VIA TRACT MAP

BEING A RE-SUBDIVISION OF PORTION OF LOT 1, AND ALL OF LOTS 2, 3 AND 4 IN BLOCK 1, (2 SFR PARCELS TO BE MERGED) AS SHOWN ON THAT CERTAIN MAP ENTITLED MAP OF THE SEQUOIA TRACT, SAN MATEO COUNTY, CALIFORNIA, FILED WITH OFFICE OF RECORDER OF SAN MATEO COUNTY, CALIFORNIA, ON JUNE 26, 1911 IN BOOK OF 7 OF MAPS, PAGE(S) 44.

SAN MATEO COUNTY CALIFORNIA  
SCALE: 1" = 10' DECEMBER 2020  
**SMP ENGINEERS**

1534 CAROB LANE  
LOS ALTOS, CA 94024

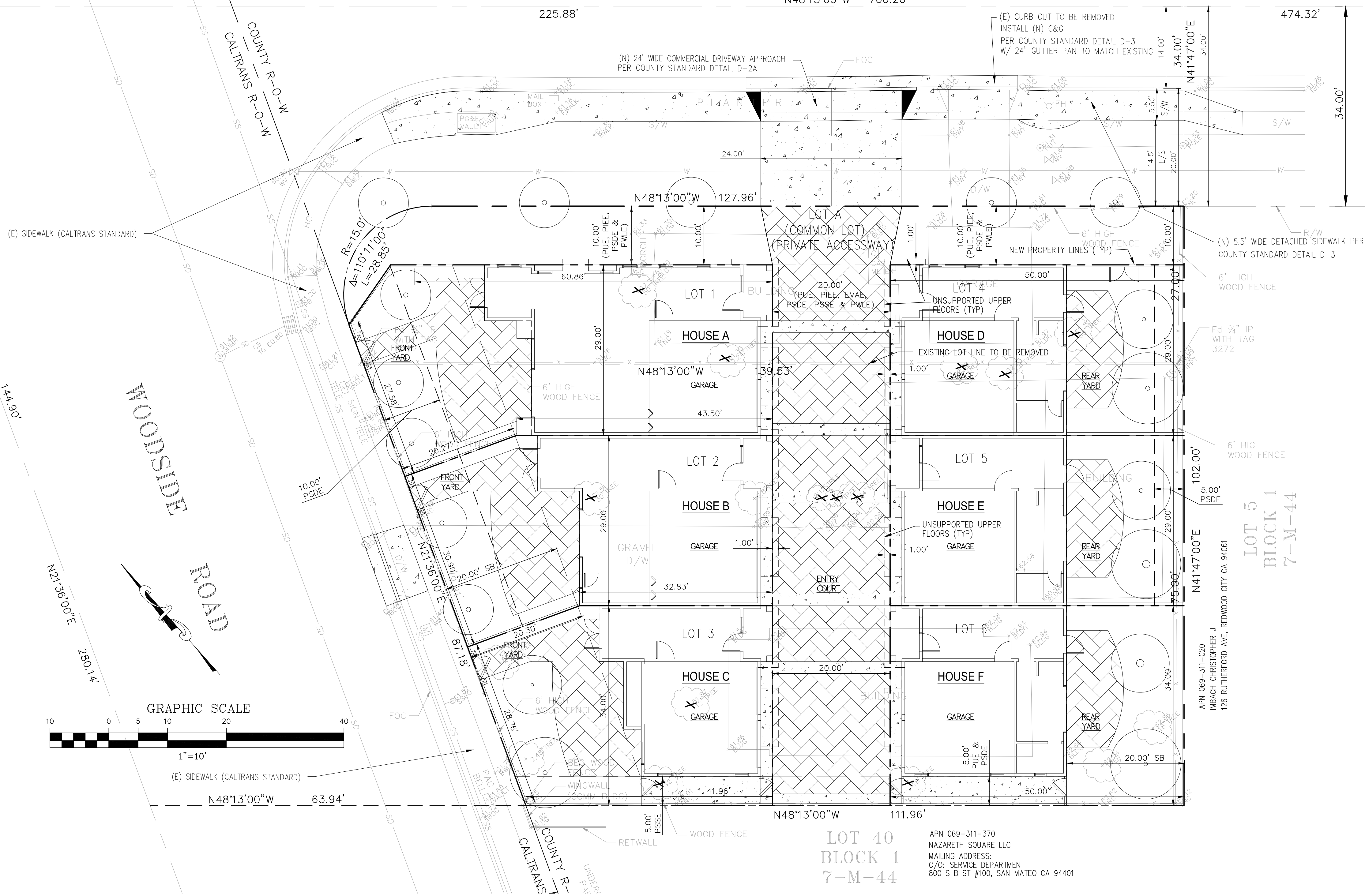


**LOCATION MAP**  
N.T.S.

LANDSCAPE ISLAND

**RUTHERFORD AVENUE**

N48°13'00"W 700.20'



**BASIS OF ELEVATION**

TOP OF THE RIM OF SANITARY SEWER MANHOLE AT INTERSECTION OF HILLSIDE DRIVE AND ALTA MESA ROAD. TBM ELEVATION: 113.85'

**LEGAL DESCRIPTION**

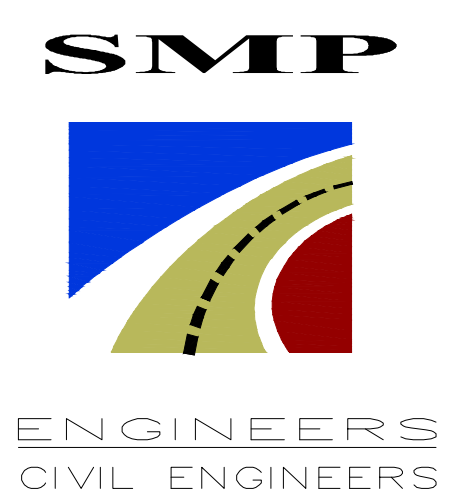
LOT 6 AND 7 IN BLOCK 11, AS DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "WOODSIDE GLENS MAP NO. 2, SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO, STATE OF CALIFORNIA, ON MAY 19, 1929 IN BOOK 17 OF MAPS, PAGES 36 AND 37.

**BASIS OF BEARING**

NORTHEASTERLY RIGHT OF WAY LINE OF HILLSIDE DRIVE N53°08'00"W AS SHOWN UPON CERTAIN SUBDIVISION MAP ENTITLED, "WOODSIDE GLENS MAP NO. 2", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO, STATE OF CALIFORNIA IN BOOK 17 IN MAPS PAGES 36 & 37 WAS TAKEN AS BASIS OF BEARING ON THIS MAP.

**GENERAL NOTES**

- OWNERS/DEVELOPERS: Mounir Kardosh  
Mailing Address: Nazareth Enterprises, INC  
ICO: Mr. Mounir Kardosh  
800 S. B Street, Suite 100  
San Mateo, CA 94401  
Email: mounir@nazarethenterprises.com
- CIVIL ENGINEER: SAEID RAZAVI, RCE 44620  
EXPIRES: DECEMBER 31, 2020  
SMP ENGINEERS  
1534 CAROB LN.  
LOS ALTOS, CA 94024  
TEL: (650) 941-8055  
FAX: (650) 941-8755
- EXISTING ZONING: R10006
- EXISTING APN: 069-311-340 AND 069-311-250 (TO BE MERGED VIA TRACT MAP)
- EXISTING USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: SIX (6) RESIDENTIAL TOWNHOUSES AND A COMMON LOT.
- FLOOD ZONE: ZONE X
- EXISTING WELLS: NONE
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL & COMMERCIAL
- WATER: SAN MATEO COUNTY
- FIRE PROTECTION: CITY MATEO COUNTY
- STORM AND SANITARY SEWER: SAN MATEO COUNTY
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE: AT&T
- STREET TREES: ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH THE PUBLIC WORKS ORDINANCES.
- STREET NAME: NO NEW STREET NAME PROPOSED.
- CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL EXISTING STRUCTURES ON THE SITE ARE TEMPORARY AND WILL BE REMOVED.
- NO NEW PRIVATE STREET IS PROPOSED AT THIS TIME.



1534 CAROB LANE  
LOS ALTOS, CA 94024  
TEL: (650) 941-8055  
FAX: (650) 941-8755

OWNERS/DEVELOPERS:  
Mounir Kardosh  
Mailing Address:  
Nazareth Enterprises, INC  
ICO: Mr. Mounir Kardosh  
800 S. B Street, Suite 100  
San Mateo, CA 94401  
Email: mounir@nazarethenterprises.com

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**VESTING TENTATIVE MAP  
SEVEN (7) LOT SUBDIVISION  
SIX (6) TOWNHOUSE AND A COMMON LOT  
1301 AND 1311 WOODSIDE ROAD, REDWOOD CITY, CA  
APN: 069-311-340 AND 069-311-250  
VESTING TENTATIVE MAP**

Revisions:



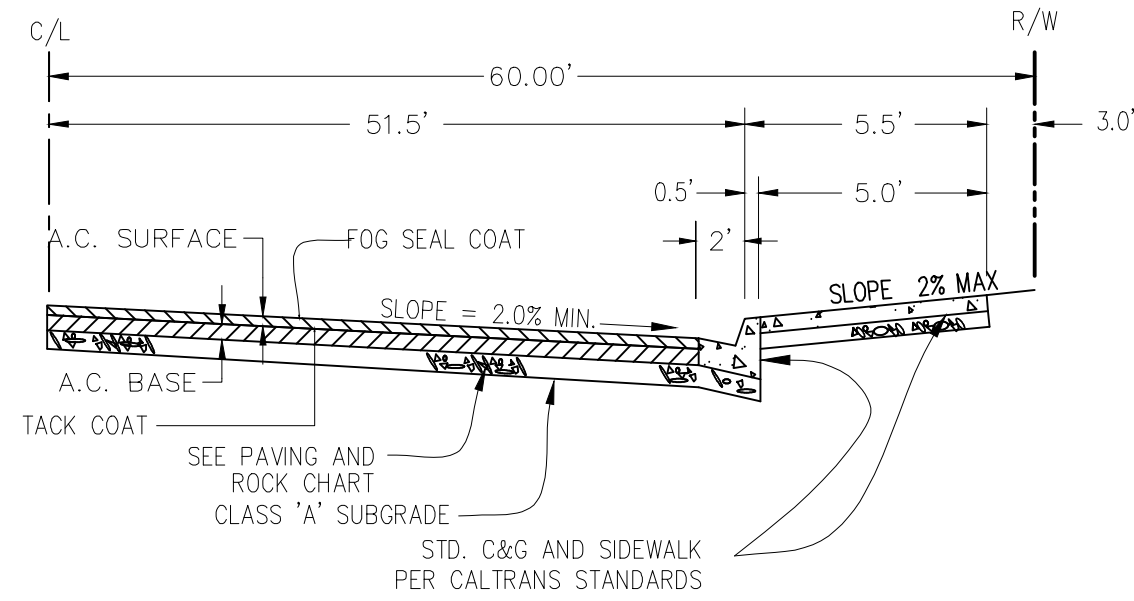
Date: 12/3/2020  
Scale: 1" = 10'  
Prepared by: V.G.  
Checked by: S.R.  
Job #: 219018  
Sheet:

ABBREVIATIONS			
DESCRIPTION	DESCRIPTION	DESCRIPTION	
AB	AGGREGATE BASE	LND'G	LANDING
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	L/S	LANDSCAPE
BC	BACK OF CURB	MON	MONUMENT
BFL	BACKFLOW PREVENTOR	(N)	NEW
BW	BOTTOM OF WALL	OLR	OVER LAND RELEASE
C&G	CURB AND GUTTER	PB	PULL BOX
C/L	CENTERLINE	PGEV	PG&E VAULT
CLSW	CENTERLINE SWALE	R.P/L	PROPERTY LINE
CO	CLEANOUT	PP	POWER POLE
CP	CONTROL POINT	PPP	PLASTIC PERFORATED PIPE
DI	DROP INLET	PSE	PUBLIC SERVICE EASEMENT
D-S	DOWN-SPOUT	PVC	POLYVINYL CHLORIDE
DTL	DETAIL	R/W	RIGHT OF WAY
DWY	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
ELCT	ELECTRIC	SB	SETBACK
EP	EDGE OF PAVEMENT ELEVATION	SD	STORM DRAIN
EUC	EUCALYPTUS TREE	SDMH	STORM DRAIN MANHOLE
(E)EX	EXISTING	STD	STANDARD
FF	FINISH FLOOR	SS	SANITARY SEWER
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	SW	SIDEWALK
FL	FLOWLINE	TC	TOP OF CURB
FNC	FENCE	TF	TOP OF FOUNDATION
FOC	FACE OF CURB	TO	TOP OF GRADE
GB	GRADE BREAK	TOS	TOP OF SLAB
GUY	GUY WIRE	TP	TOP OF PAVEMENT
HP	HIGH POINT	TW	TOP OF WALL
DIP	DUCTILE IRON PIPE	(TYP)	TYPICAL
INV	INVERT	VCP	VITRIFIED CLAY PIPE
JP	JOINT POLE	WL	WHITE LINE STRIPE
JB	JUNCTION BOX (UTILITY)	WLK	WALKWAY
LIP	LIP OF GUTTER	WM	WATER METER
		WV	WATER VALVE

**EASEMENT ABBREVIATIONS:**

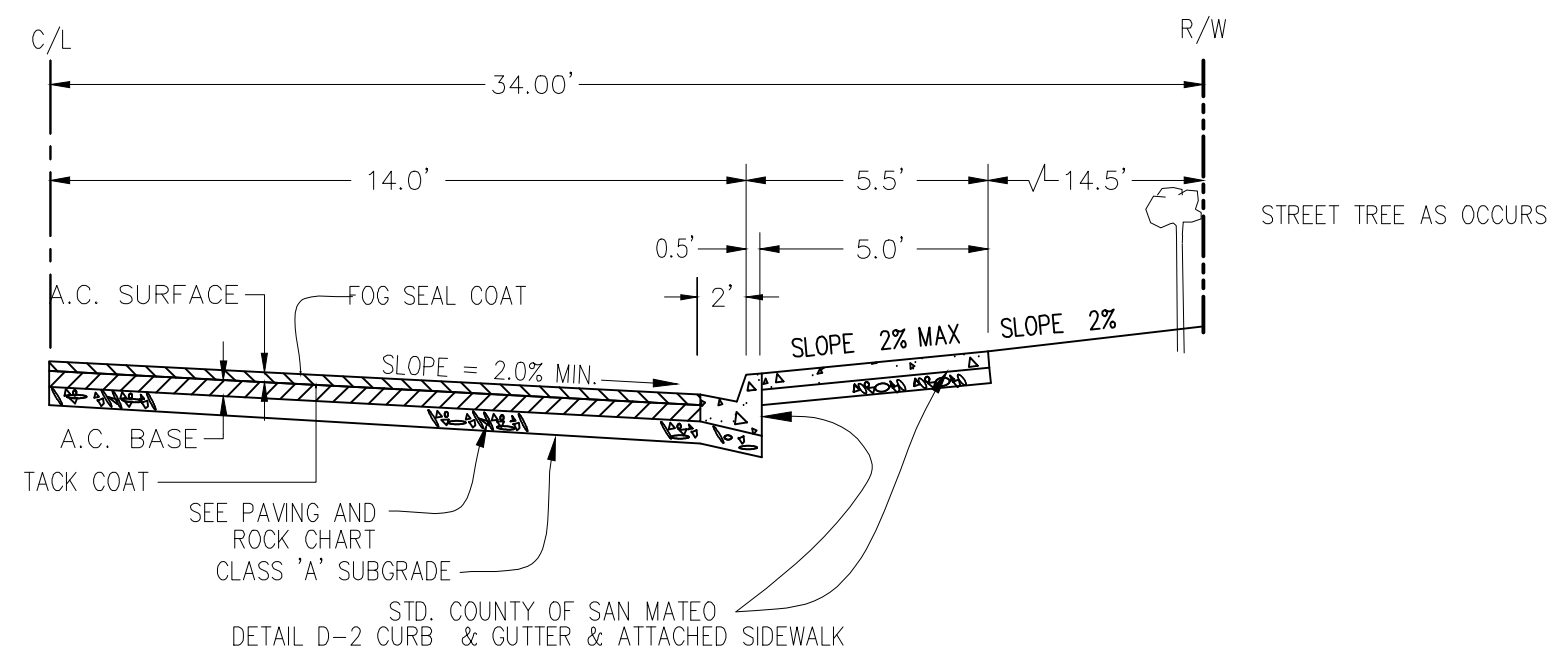
PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PIE	PRIVATE INGRESS EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PWLE	PRIVATE WATER LINE EASEMENT

**PRELIMINARY GRADING AND DRAINAGE PLANS  
SEVEN (7) LOT SUBDIVISION  
SIX (6) TOWNHOUSE AND A COMMON LOT  
1301 AND 1311 WOODSIDE ROAD, REDWOOD CITY, CA  
APN: 069-311-340 AND 069-311-250**



**TYPICAL WOODSIDE RD. HALF STREET SECTION**

N.T.S.

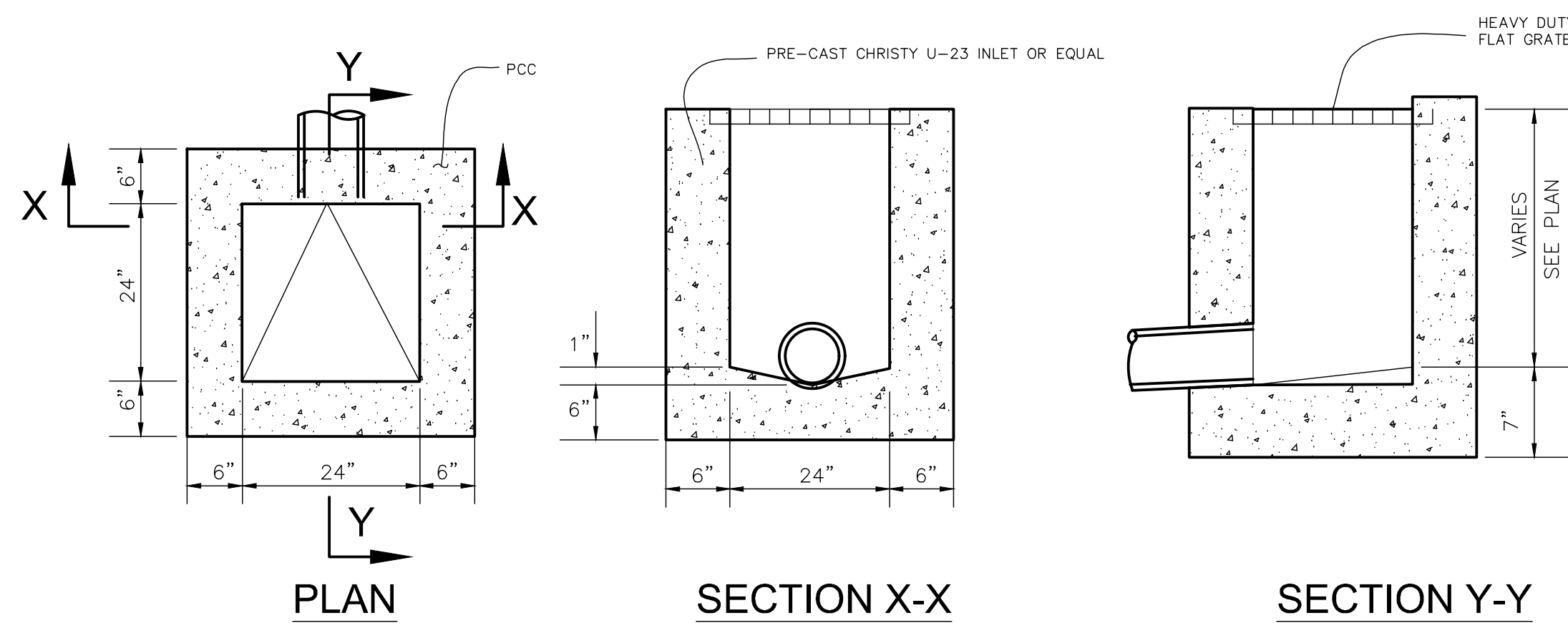


**TYPICAL RUTHERFORD AVE. HALF STREET SECTION**

N.T.S.

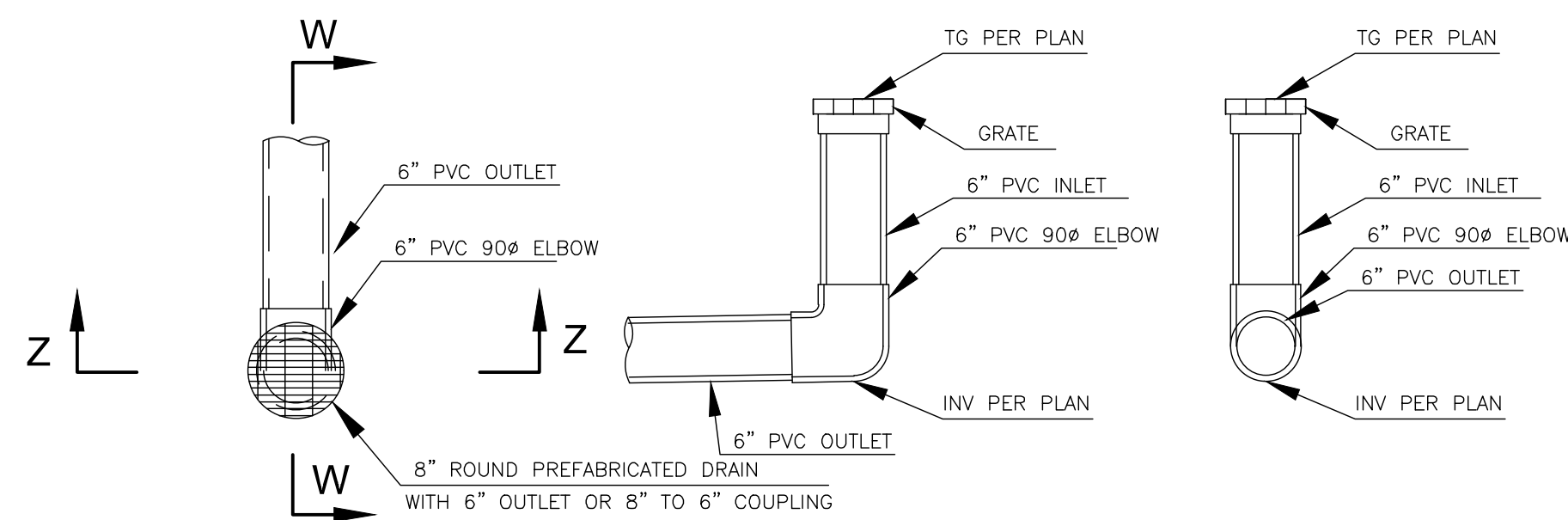
**STORM DRAINS LABEL NOTE:**

ALL INLETS AND AREA DRAINS SHALL BE LABELED IN STENCIL "NO DUMPING, FOLLOWS TO BAY", OR EQUAL, IN ACCORDANCE WITH COUNTY OF SAN MATEO SPECIFICATION.



**STORM DRAIN INLET**

N.T.S.



**STORM DRAIN AREA DRAIN**

N.T.S.



**LOCATION MAP**

N.T.S.

**SHEET INDEX:**

- C-1 COVER SHEET, NOTES
- C-2.1 PRELIMINARY GRADING AND DRAINAGE PLAN
- C-2.2 DETAILS, DRIVEWAY PROFILE
- C-2.3 STANDARD DETAILS
- C-3 PRELIMINARY UTILITY PLAN
- C-4 STORMWATER MANAGEMENT PLAN
- C-5 EROSION CONTROL PLAN
- C-6 EROSION CONTROL STANDARD DETAILS
- C-7 EROSION CONTROL STANDARD DETAILS
- C-8 EROSION CONTROL STANDARD DETAILS
- C-9 BEST MANAGEMENT PRACTICES

**GEOTECHNICAL ENGINEER OF RECORD**

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT  
 PREPARED BY \_\_\_\_\_ FILE NO. \_\_\_\_\_  
 DATE OF REPORT \_\_\_\_\_ DATE \_\_\_\_\_  
 BY G.E. # \_\_\_\_\_

**BASIS OF ELEVATION**

TOP OF THE RIM OF SANITARY SEWER MANHOLE AT INTERSECTION OF HILLSIDE DRIVE AND ALTA MESA ROAD. TBM ELEVATION: 113.85'

**LEGAL DESCRIPTION**

LOT 6 AND 7 IN BLOCK 11, AS DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "WOODSIDE GLENS MAP NO. 2, SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO, STATE OF CALIFORNIA, ON MAY 19, 1929 IN BOOK 17 OF MAPS, PAGES 36 AND 37.

**BASIS OF BEARING**

NORTHEASTERLY RIGHT OF WAY LINE OF HILLSIDE DRIVE N53°08'00"W AS SHOWN UPON CERTAIN SUBDIVISION MAP ENTITLED, "WOODSIDE GLENS MAP NO. 2", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO, STATE OF CALIFORNIA IN BOOK 17 IN MAPS PAGES 36 & 37 WAS TAKEN AS BASIS OF BEARING ON THIS MAP.

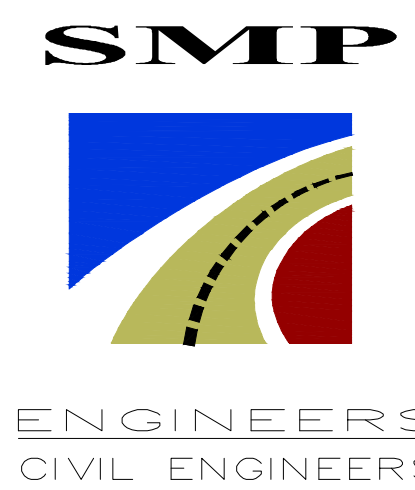
**EARTHWORK TABLE**

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
BUILDING PADS	0	160		
DRIVEWAY	40	0		
SITE	20	60		
TOTAL	60	220	0	160

**NOTE:**

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

EXISTING	PROPOSED	DESCRIPTION
---	---	STREET CENTER LINE
---	---	DISTINCTIVE BORDER LINE
---	---	EASEMENT LINE
---	---	LOT LINE
---	---	BUILDING FOOTPRINT
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUD	SUD	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH (UNDERGROUND)
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
SSMH	SSMH	SANITARY SEWER MANHOLE
SDMH	SDMH	STORM DRAIN MANHOLE
SCM	SCM	SURVEY CITY MONUMENT
Electrolier	Electrolier	ELECTROLIER
WM	WM	WATER METER
Tree with trunk	Tree with trunk	TREE WITH TRUNK
Street tree	Street tree	STREET TREE
6' wooden fence	6' wooden fence	6' WOODEN FENCE
Spot elevation	Spot elevation	SPOT ELEVATION
Tree protection fence	Tree protection fence	TREE PROTECTION FENCE
Earthswale	Earthswale	EARTH SWALE
Concrete swale	Concrete swale	CONCRETE SWALE
Inlet/Junction box	Inlet/Junction box	INLET/ JUNCTION BOX
Area drain	Area drain	AREA DRAIN
Overland release path	Overland release path	OVERLAND RELEASE PATH
Drainage path	Drainage path	DRAINAGE PATH
(E) Tree to be remove	(E) Tree to be remove	(E) TREE TO BE REMOVE
Down-spout	Down-spout	DOWN-SPOUT



1534 CAROB LANE  
LOS ALTOS, CA 94024  
TEL: (650) 941-8055  
FAX: (650) 941-8755

OWNER:

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**PRELIMINARY GRADING AND DRAINAGE PLANS  
SEVEN (7) LOT SUBDIVISION  
SIX (6) TOWNHOUSE AND A COMMON LOT  
1301 AND 1311 WOODSIDE ROAD, REDWOOD CITY, CA  
APN: 069-311-340 AND 069-311-250**  
**COVER SHEET**

Revisions:



Date: 12/3/2020  
Scale: N.T.S.  
Prepared by: V.G.  
Checked by: S.R.  
Job #: 219018

Sheet:

**C-1**  
OF 11 SHEETS



ENGINEERS  
CIVIL ENGINEERS

1534 CAROL LANE  
LOS ALTOS, CA 94024  
TEL: (650) 941-8055  
FAX: (650) 941-8755

OWNER:

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PRELIMINARY GRADING AND DRAINAGE PLANS  
SEVEN (7) LOT SUBDIVISION  
SIX (6) TOWNHOUSE AND A COMMON LOT  
1301 AND 1311 WOODSIDE ROAD, REDWOOD CITY, CA  
APN: 069-311-340 AND 069-311-250

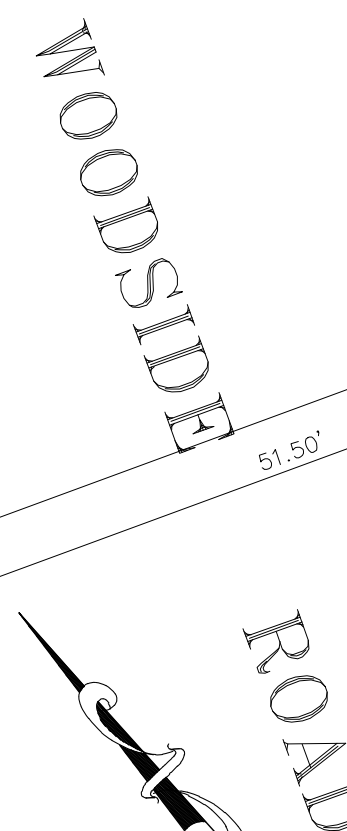
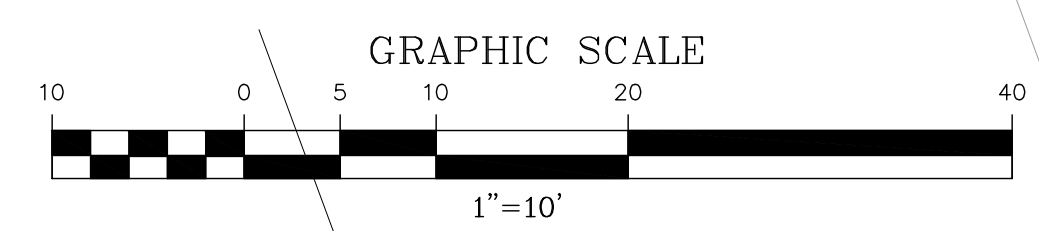
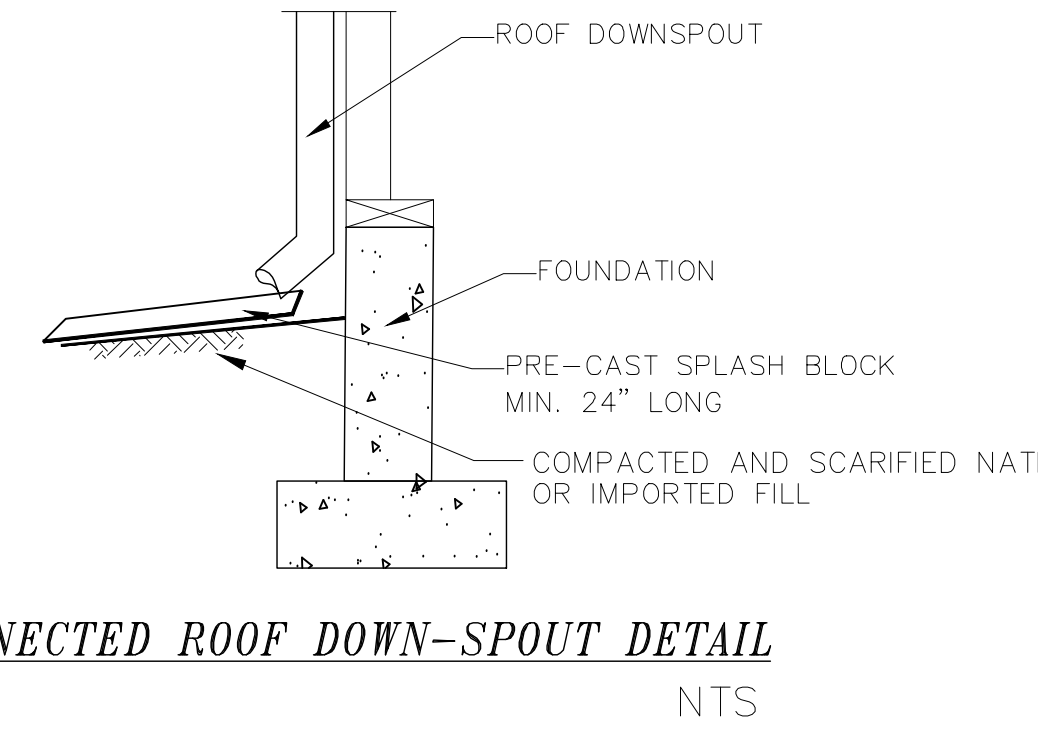
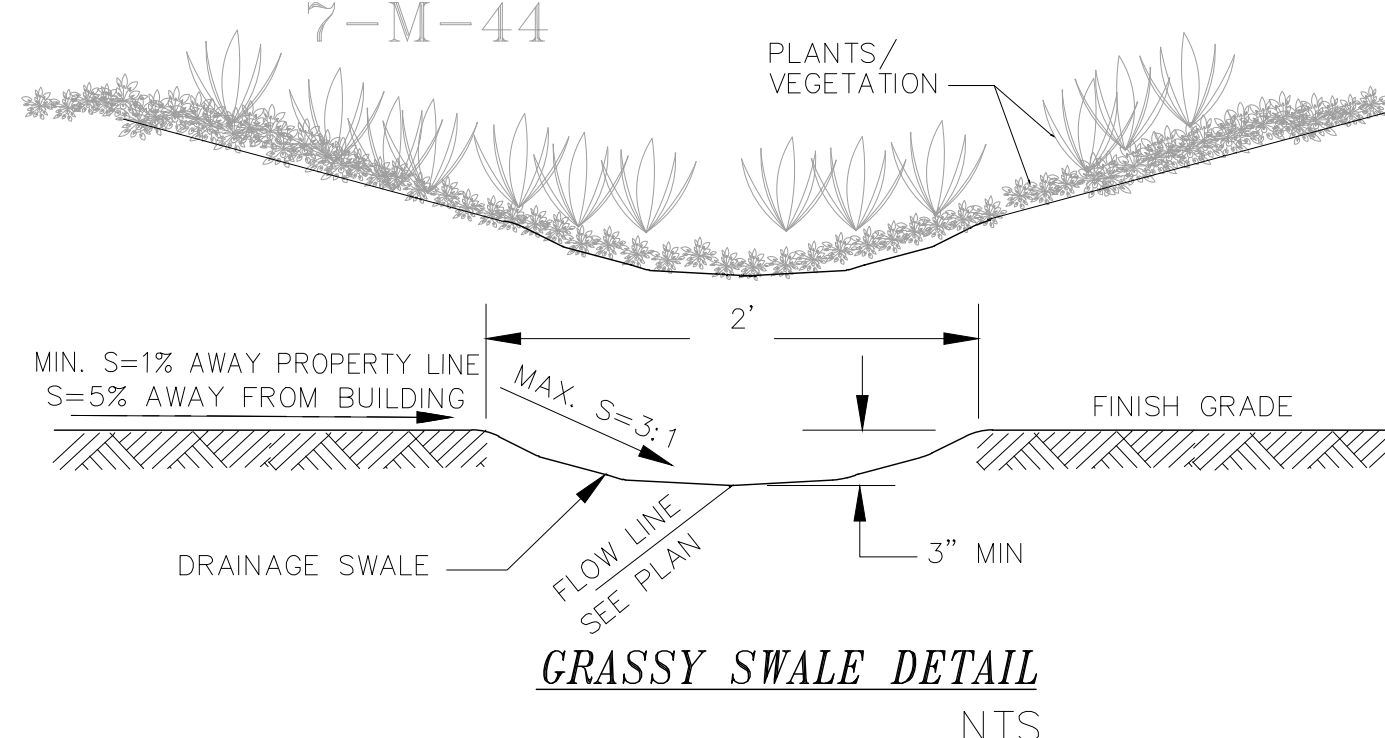
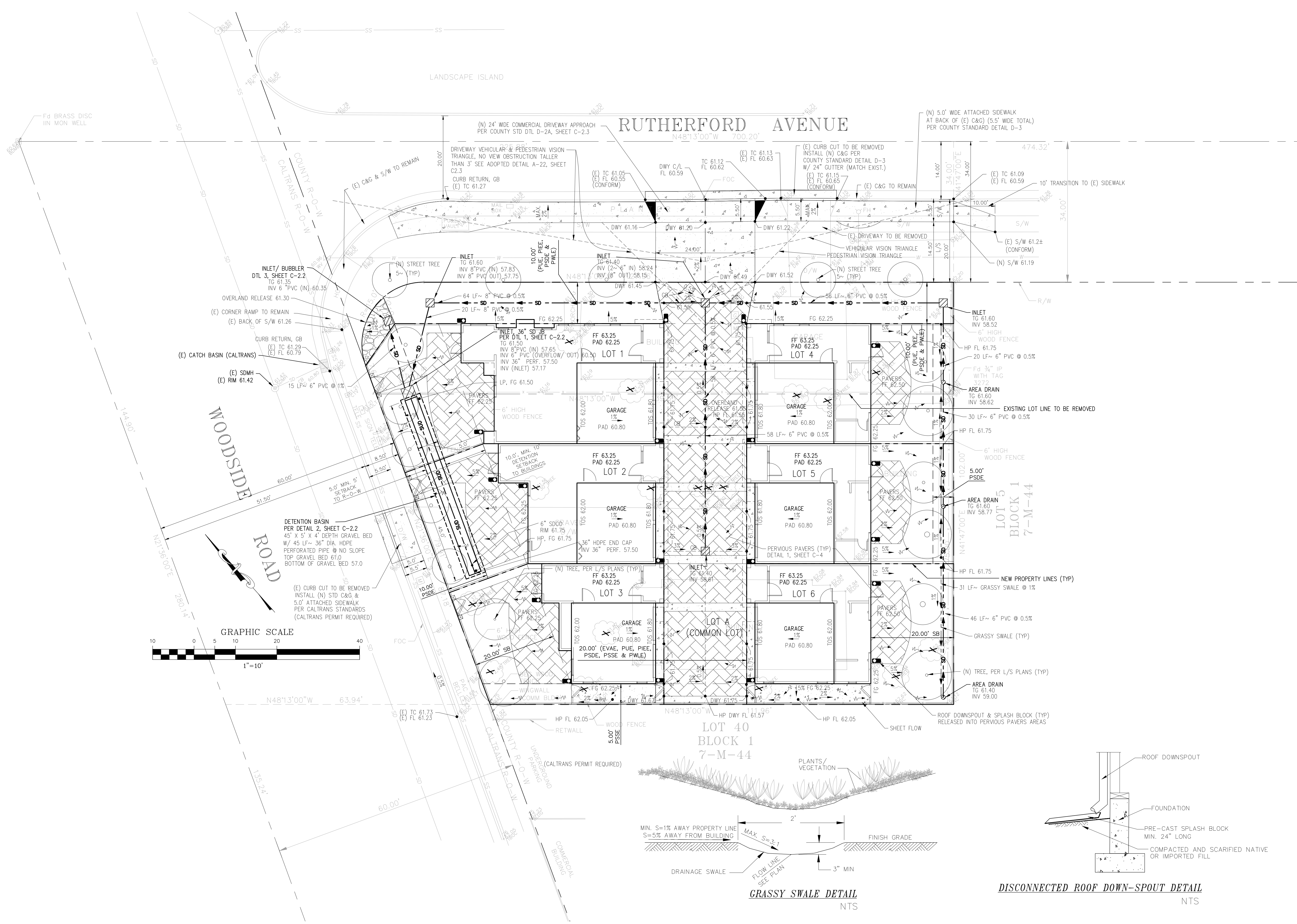
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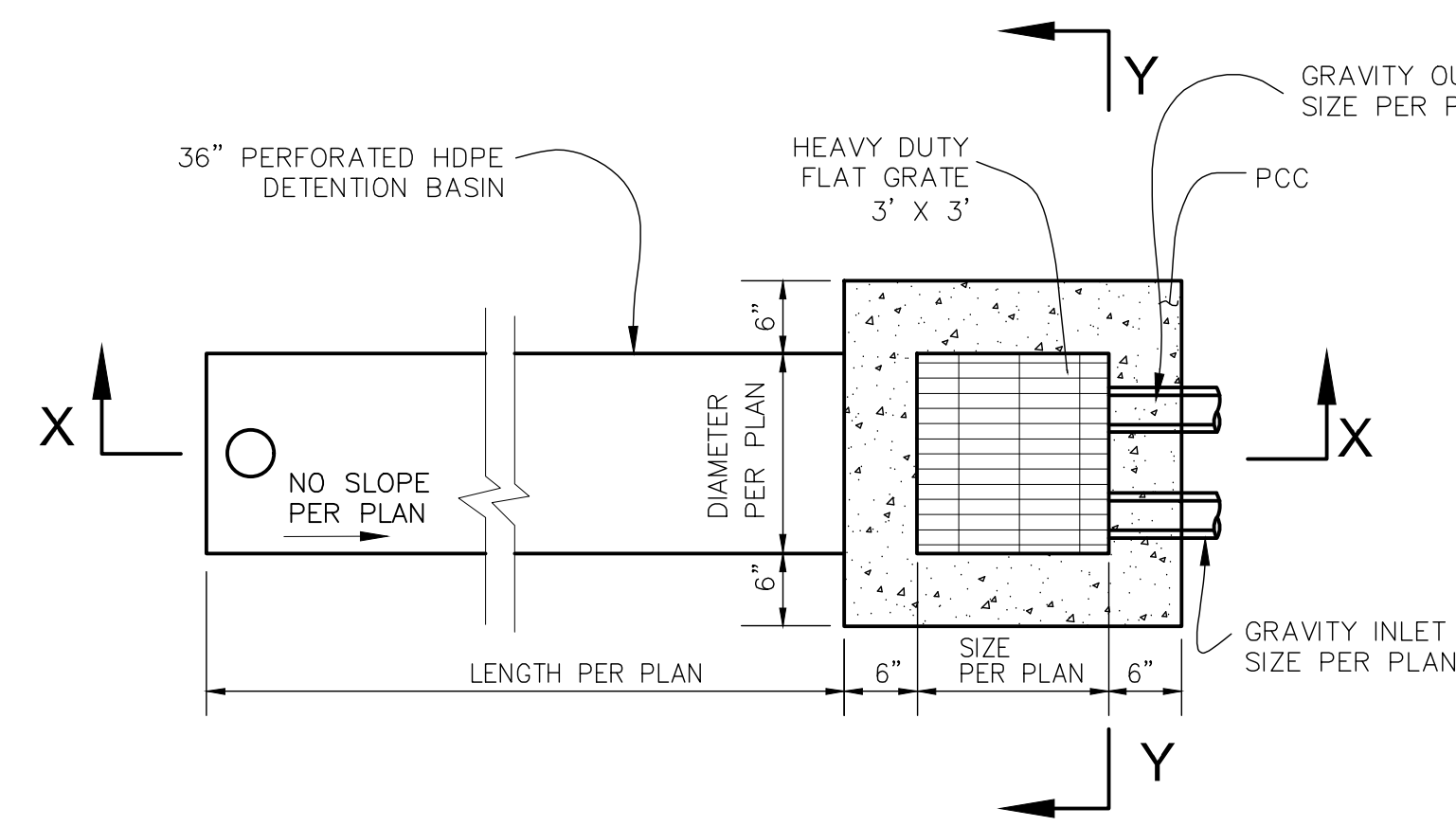


Date: 12/3/2020  
Scale: 1" = 10'  
Prepared by: V.G.  
Checked by: S.R.  
Job #: 219018

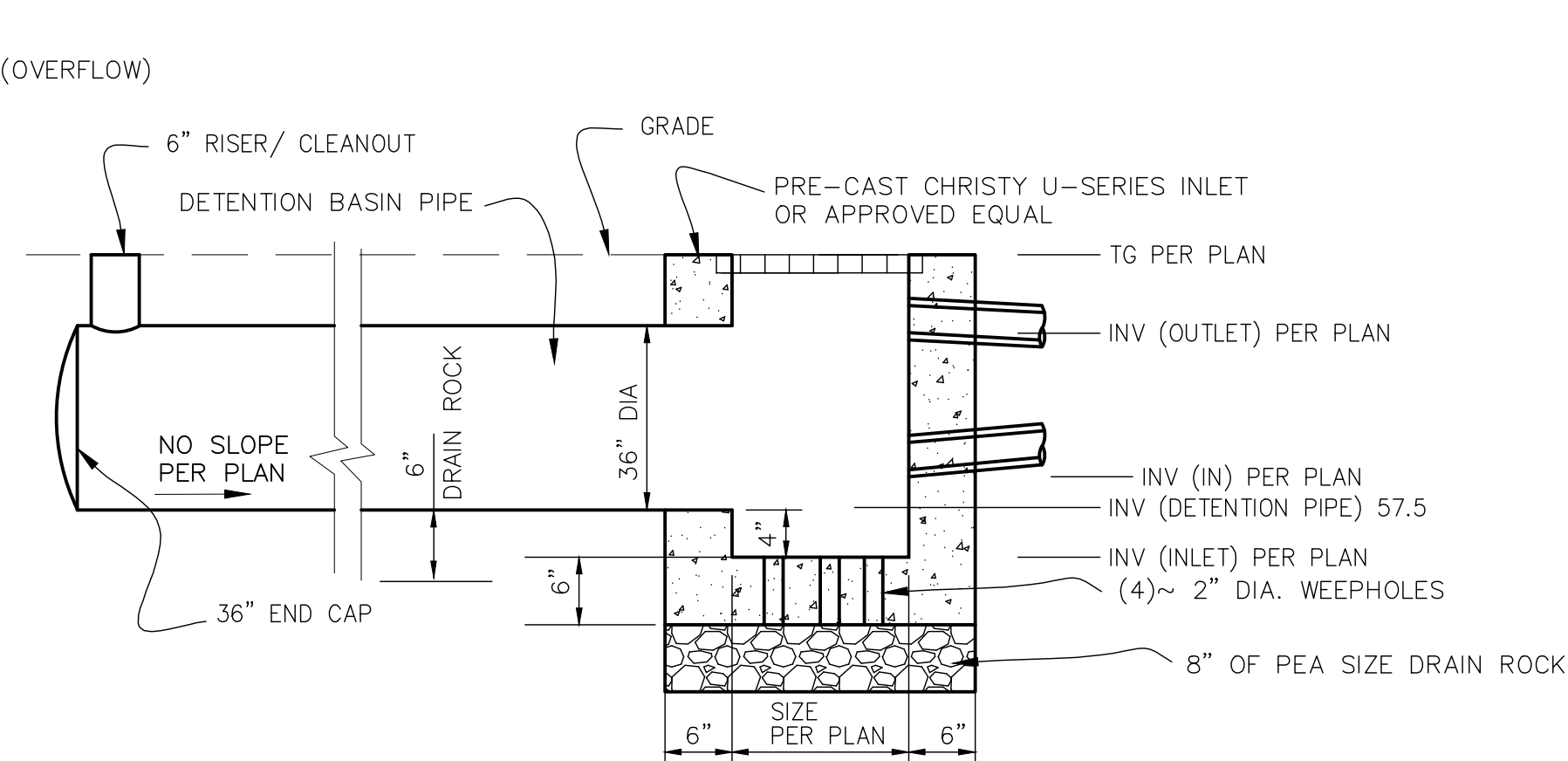
Sheet: C-21

OF 11 SHEETS

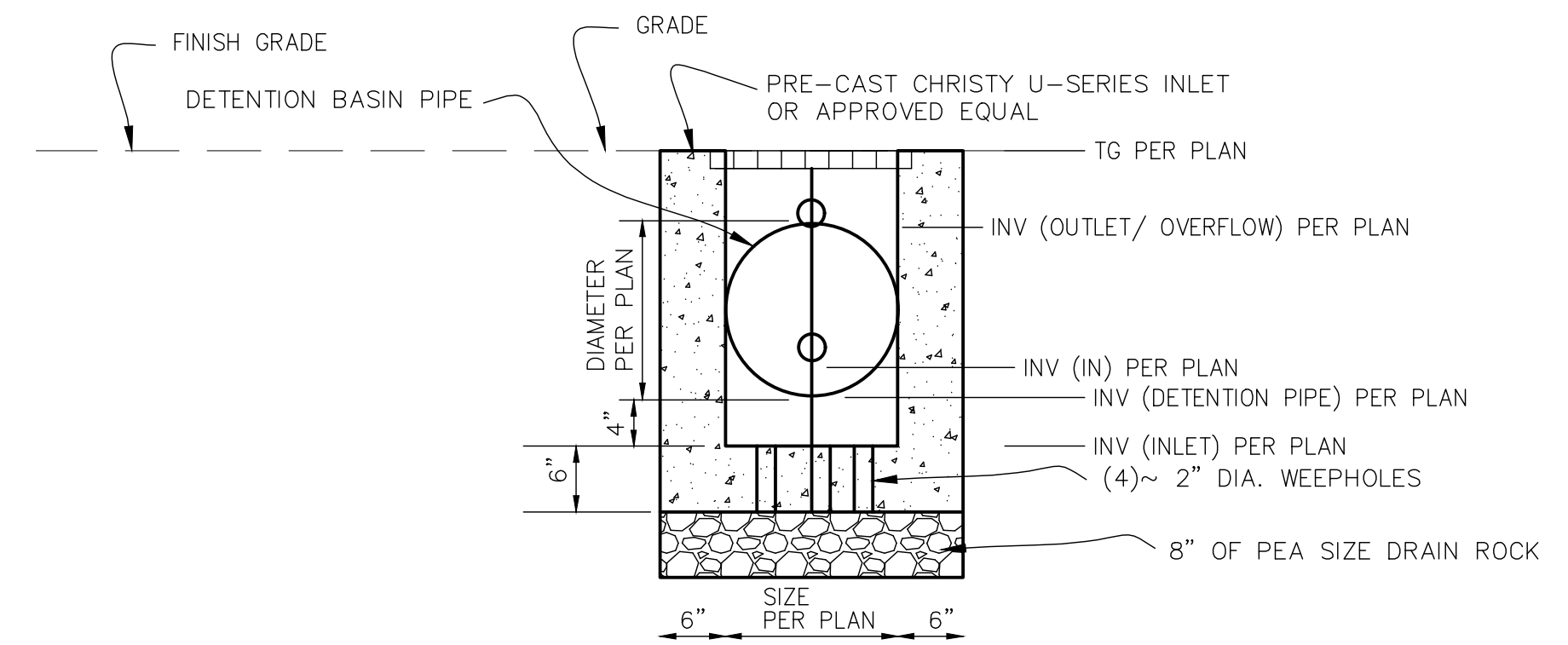




PLAN

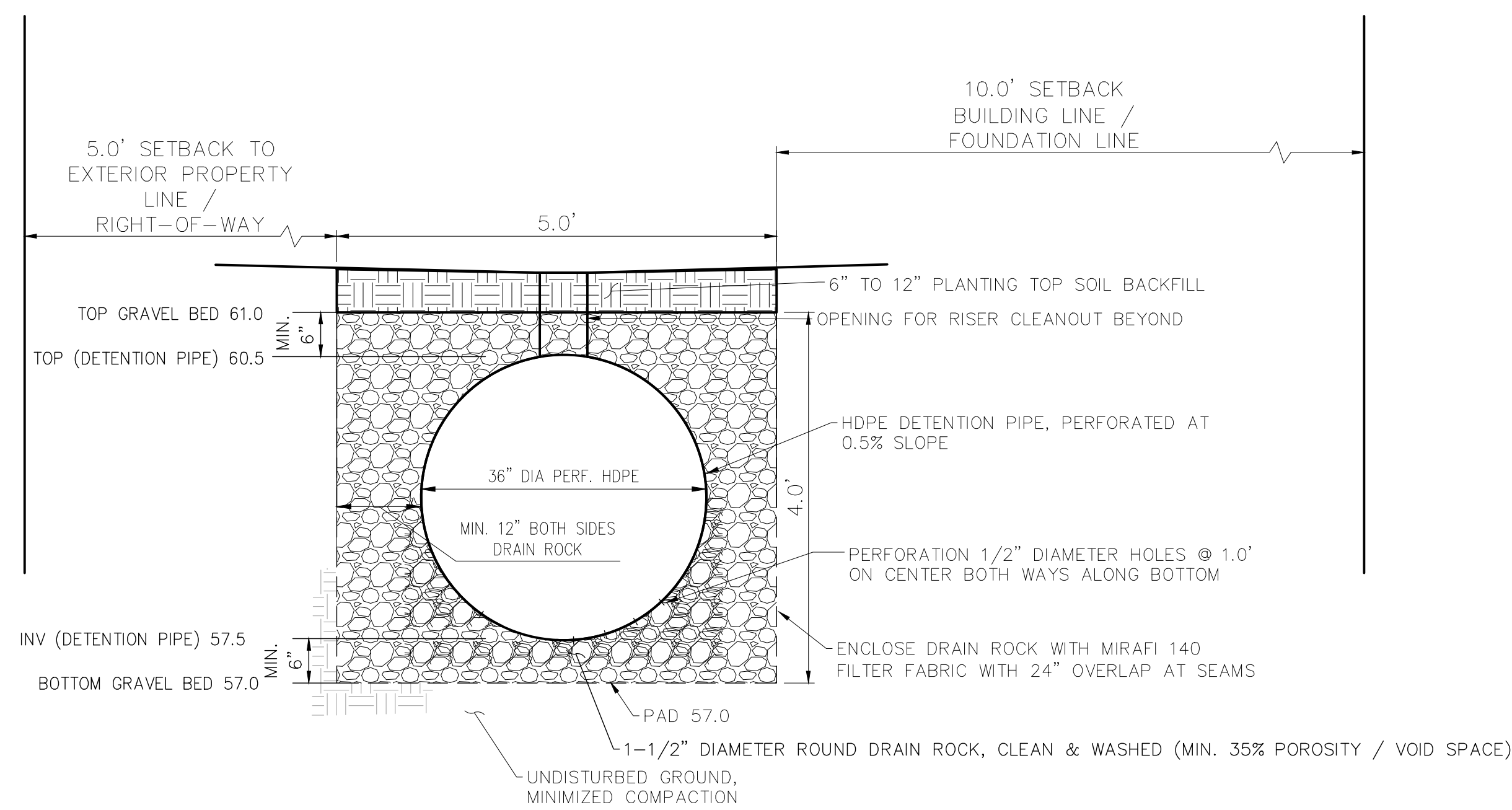


SECTION X-X



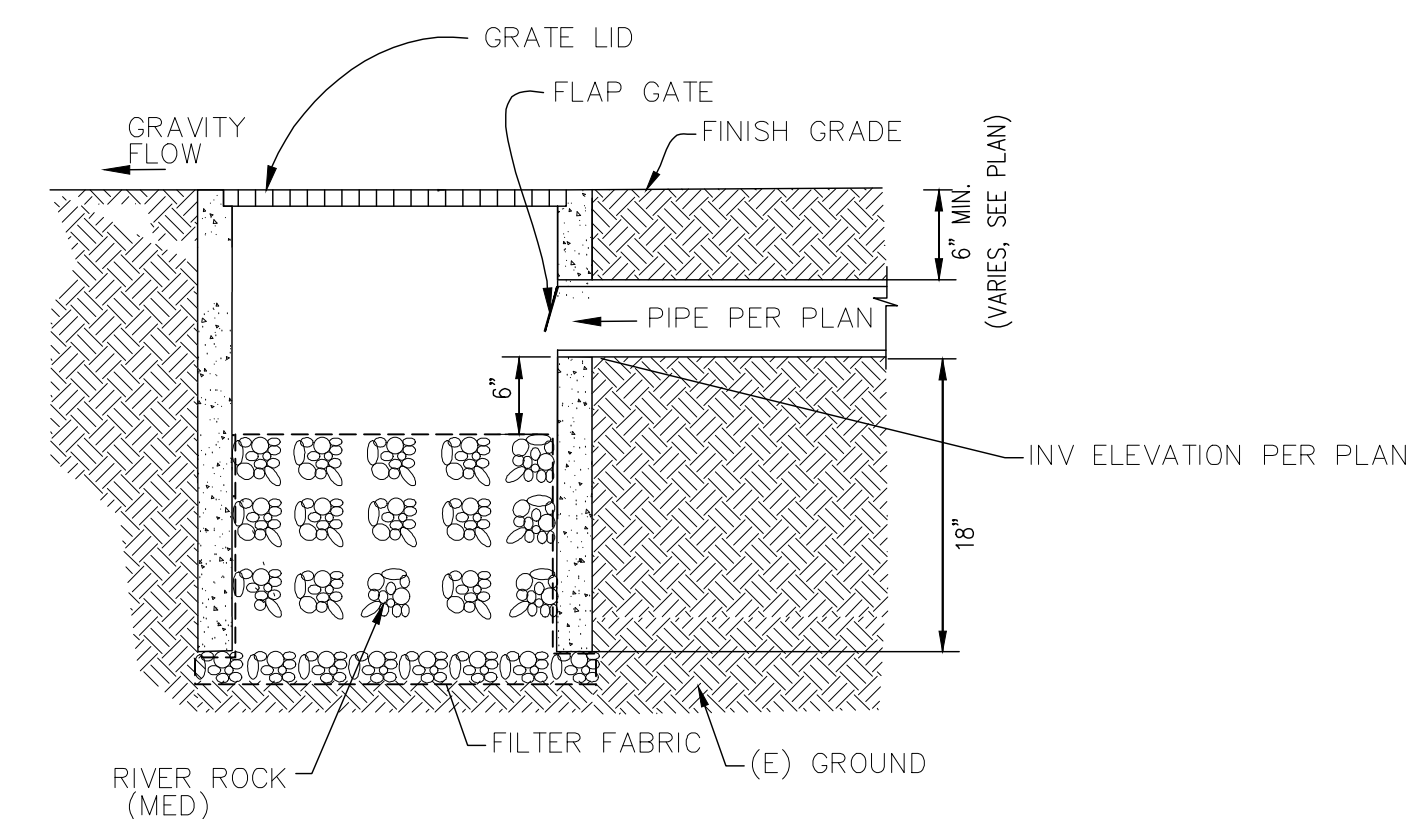
DETAIL 1, SDJB & DETENTION PIPE CONNECTION

NTS



DETAIL 2, STORM DRAIN DETENTION PIPE AND BASIN

ELEVATION VIEW NTS

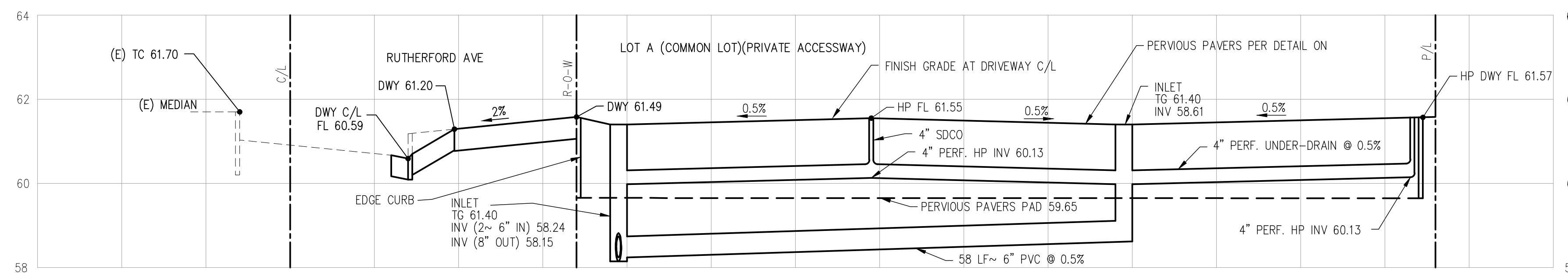


NOTES:

1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM PUMP.
2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
3. BOX SHALL BE SET IN LANDSCAPE AREA TO FACILITATE PERCOLATION.
4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.
5. BOX MUST BE LOCATED AT LEAST 10 FEET FROM BACK OF SIDEWALK AND 3 FEET MIN. AWAY FROM FRONT PROPERTY LINES AND LOCATED IN SWALE, VEGETATED OR RETENTION AREA.

DETAIL 3, BUBBLER BOX DETAIL

N.T.S.



DRIVEWAY PROFILE

SCALE HORIZONTAL: 1" = 10', SCALE VERTICAL: 1" = 2'



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OWNER:

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PRELIMINARY GRADING AND DRAINAGE PLANS  
SEVEN (7) LOT SUBDIVISION  
SIX (6) TOWNHOUSE AND A COMMON LOT  
1301 AND 1311 WOODSIDE ROAD, REDWOOD CITY, CA  
APN: 069-311-340 AND 069-311-250

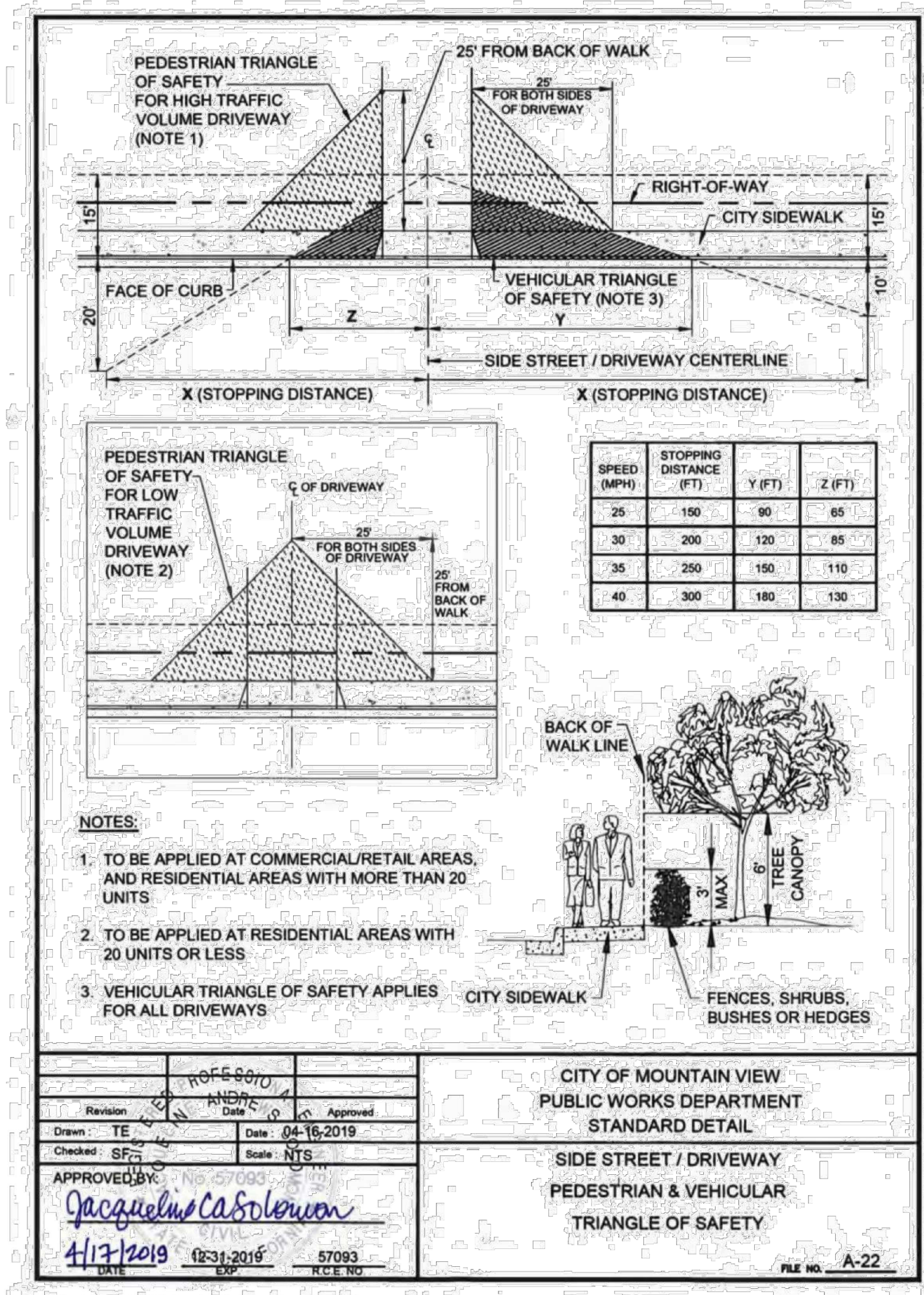
DETAILS, DRIVEWAY PROFILE

Revisions:



Date: 12/3/2020  
Scale: AS NOTED  
Prepared by: V.G.  
Checked by: S.R.  
Job #: 219018

Sheet: C-2.2  
OF 11 SHEETS

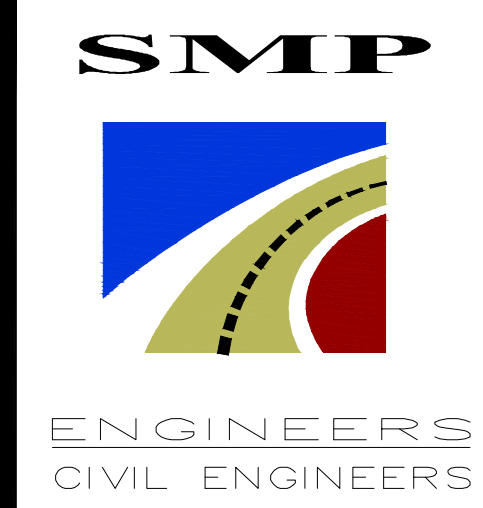
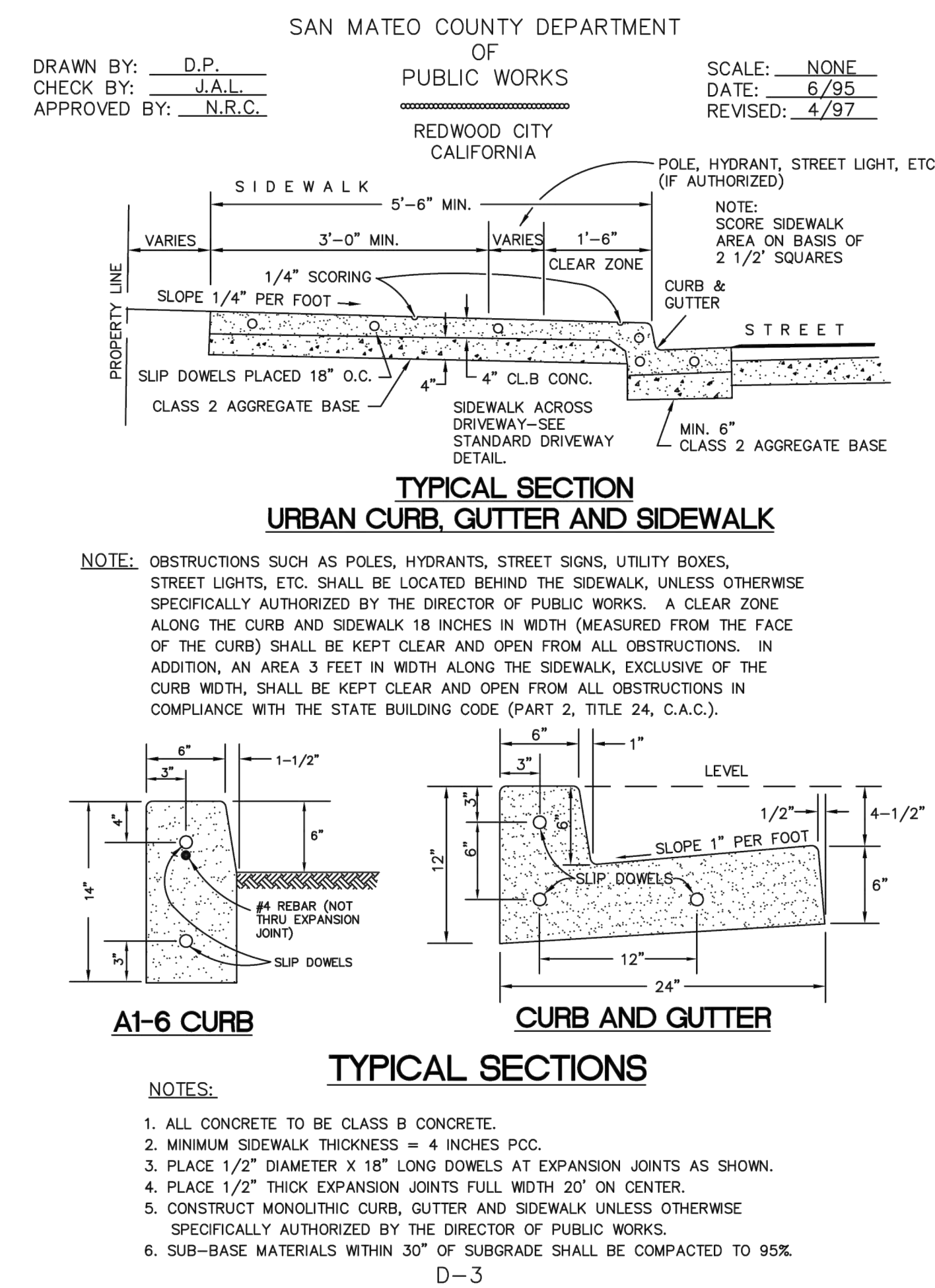
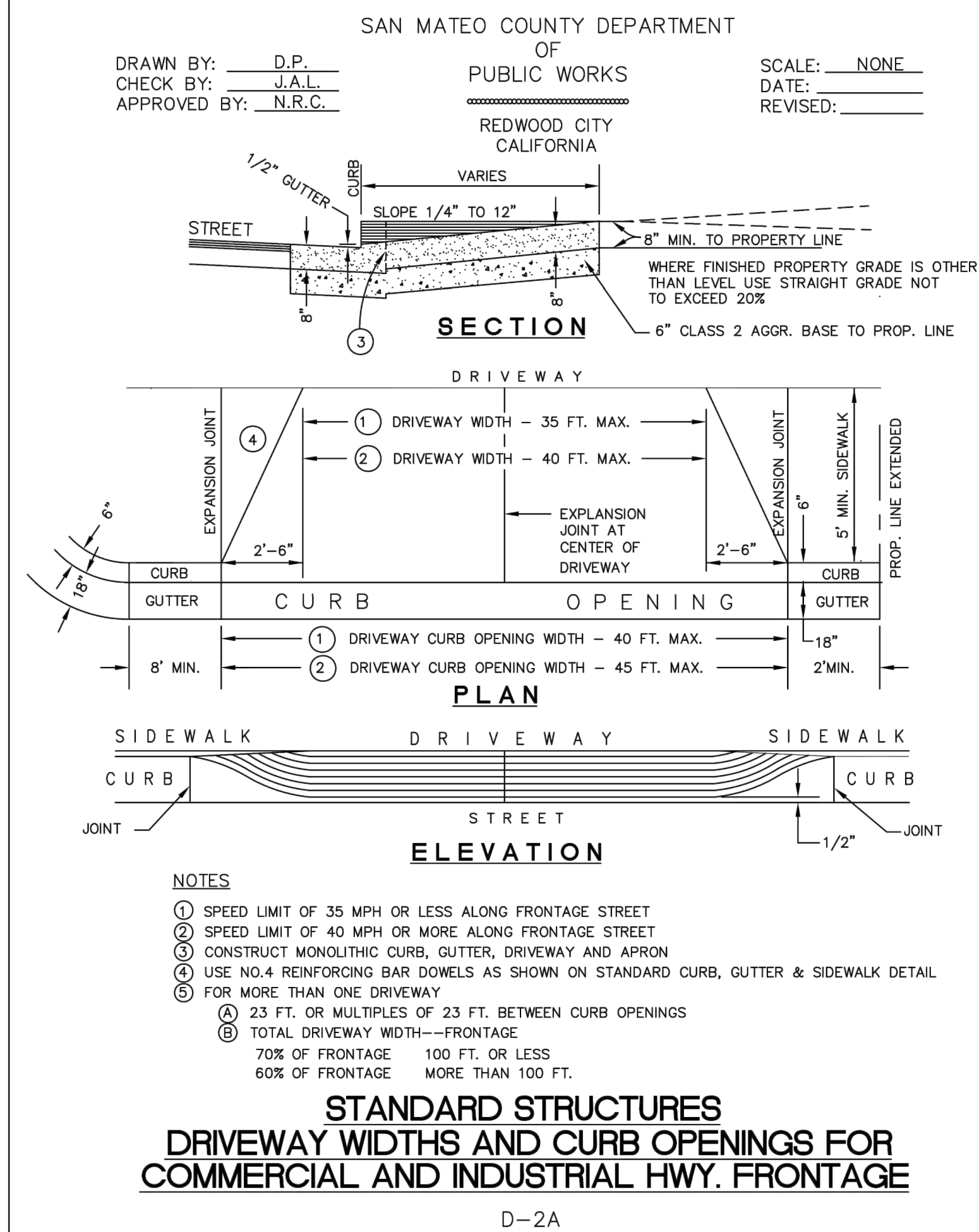


Revision	TE	Date	04-16-2019
Checked	SF	Scale	NTS
APPROVED BY:	<i>Jacqueline Casolomon</i>		
DATE	4/17/2019	PROJECT NO.	57093
FILE NO.	A-22		

CITY OF MOUNTAIN VIEW  
PUBLIC WORKS DEPARTMENT  
STANDARD DETAIL  
SIDE STREET / DRIVEWAY  
PEDESTRIAN & VEHICULAR  
TRIANGLE OF SAFETY

**ADOPTED DETAIL A-22  
DRIVEWAY VISION TRIANGLE OF SAFETY**

DESIGN SPEED LIMIT = 25 MPH  
STOPPING SIGHT DISTANCE = 150 FT  
TRIANGLE OF SAFETY INTERSECT AT F.O.C. TO C/L OF DRIVEWAY =  
DOWNSTREAM OF TRAFFIC: 90' (Y)  
UPSTREAM OF TRAFFIC: 65' (Z)

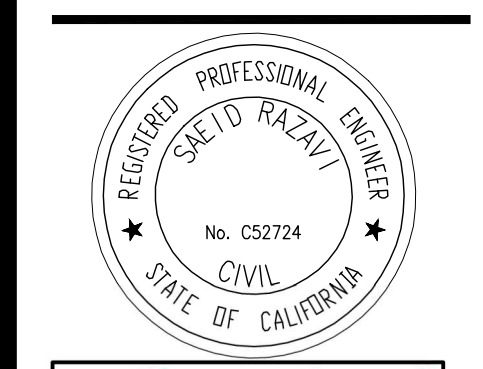


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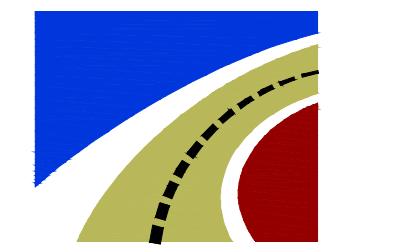
PRELIMINARY GRADING AND DRAINAGE PLANS  
SEVEN (7) LOT SUBDIVISION  
SIX (6) TOWNHOUSE AND A COMMON LOT  
1301 AND 1311 WOODSIDE ROAD, REDWOOD CITY, CA  
APN: 069-311-340 AND 069-311-250

**STANDARD DETAILS**



Date: 12/3/2020  
Scale: NTS  
Prepared by: V.G.  
Checked by: S.R.  
Job #: 219018

Sheet: **C-23**  
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PRELIMINARY GRADING AND DRAINAGE PLANS  
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UTILITY PLAN

Revisions:

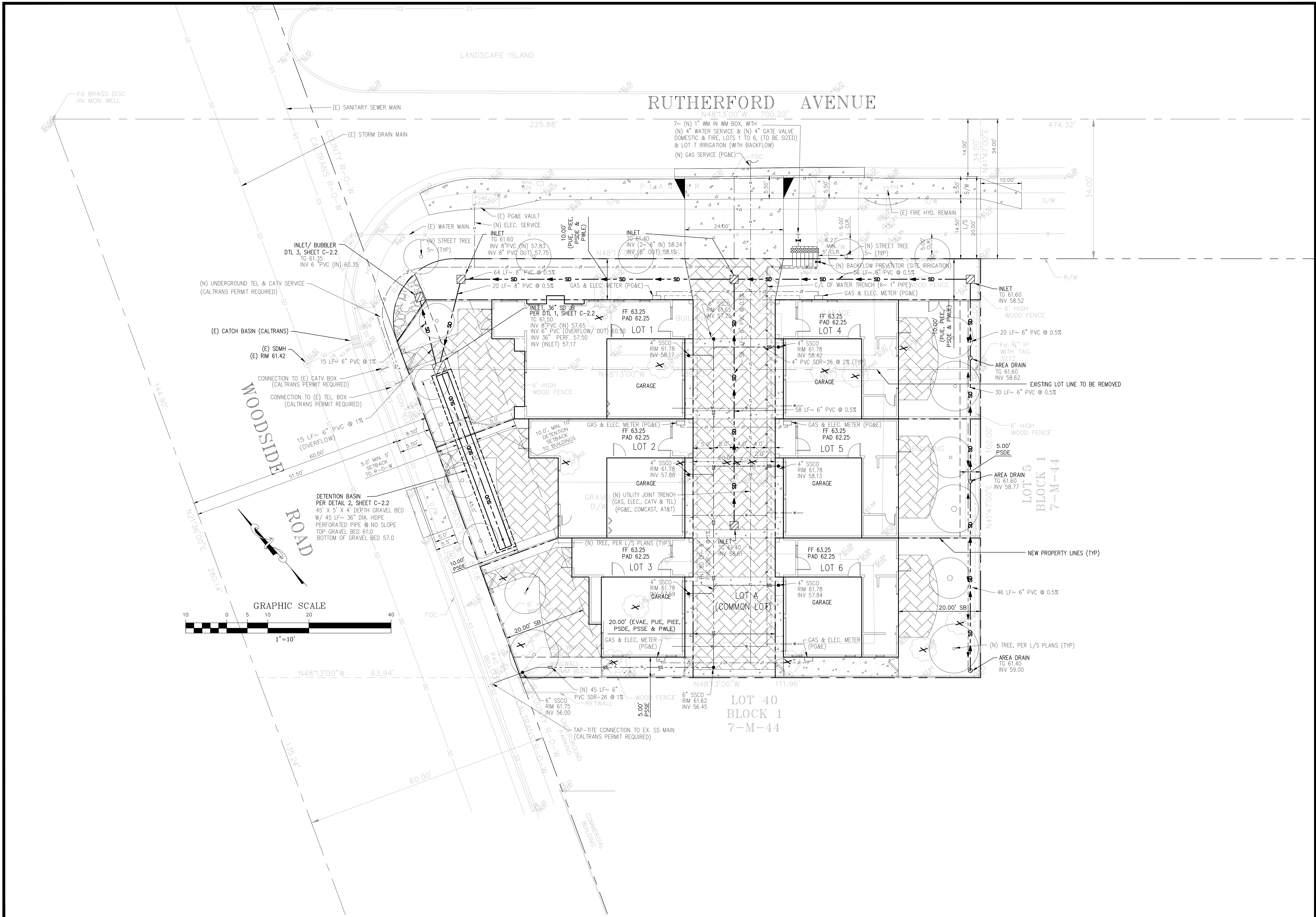


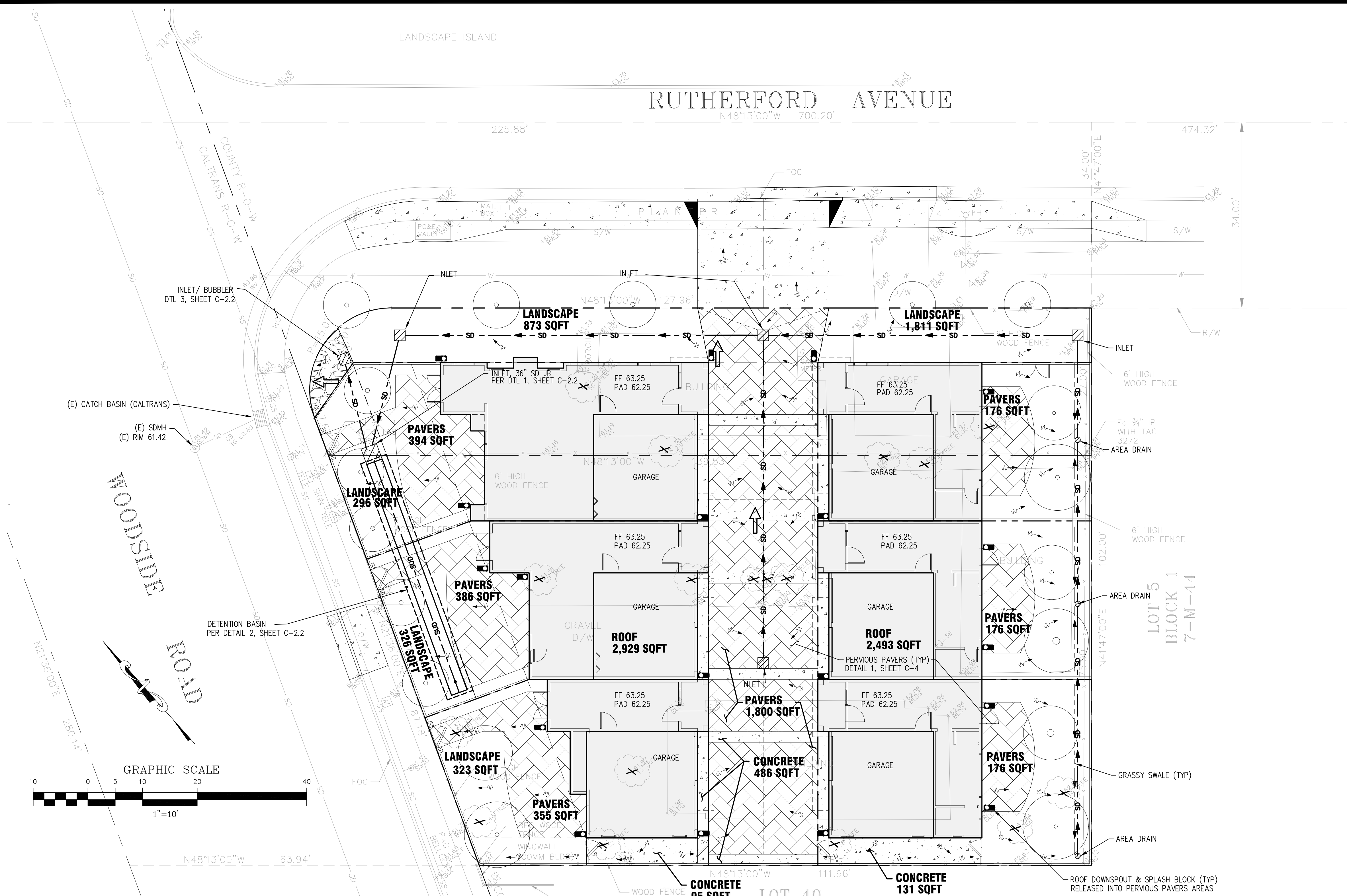
Date: 12/3/2020  
Scale: 1" = 10'  
Prepared by: V.G.  
Checked by: S.R.  
Job #: 219018

Sheet:

C-3

OF 11 SHEETS





**Compliance with NPDES Permit Provision C.3:**

The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 06. These updated stormwater quality control requirements are predominantly in the category of new development discharge controls. The Permit requires that permanent, post-construction stormwater quality control measures be implemented as part of development projects.

- Updated stormwater quality control measures include:
- Source Control Measures
  - Site Design Measures
  - Treatment Control Measures

Beginning August 15, 2006, all projects creating or replacing 10,000 sq. ft. or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be designed and installed according to numeric sizing criteria.

All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.

This project proposes to implement appropriate source control and site design measures. The project creates/replaces LESS THAN 10,000 SQFT of impervious surface area, therefore, it is EXEMPT to provide stormwater treatment facilities based on numeric sizing criteria. However, the project proposes to implement stormwater design measures to maximize the removal of pollutants to the maximum extent practicable.

**1 Source Control Measures:**

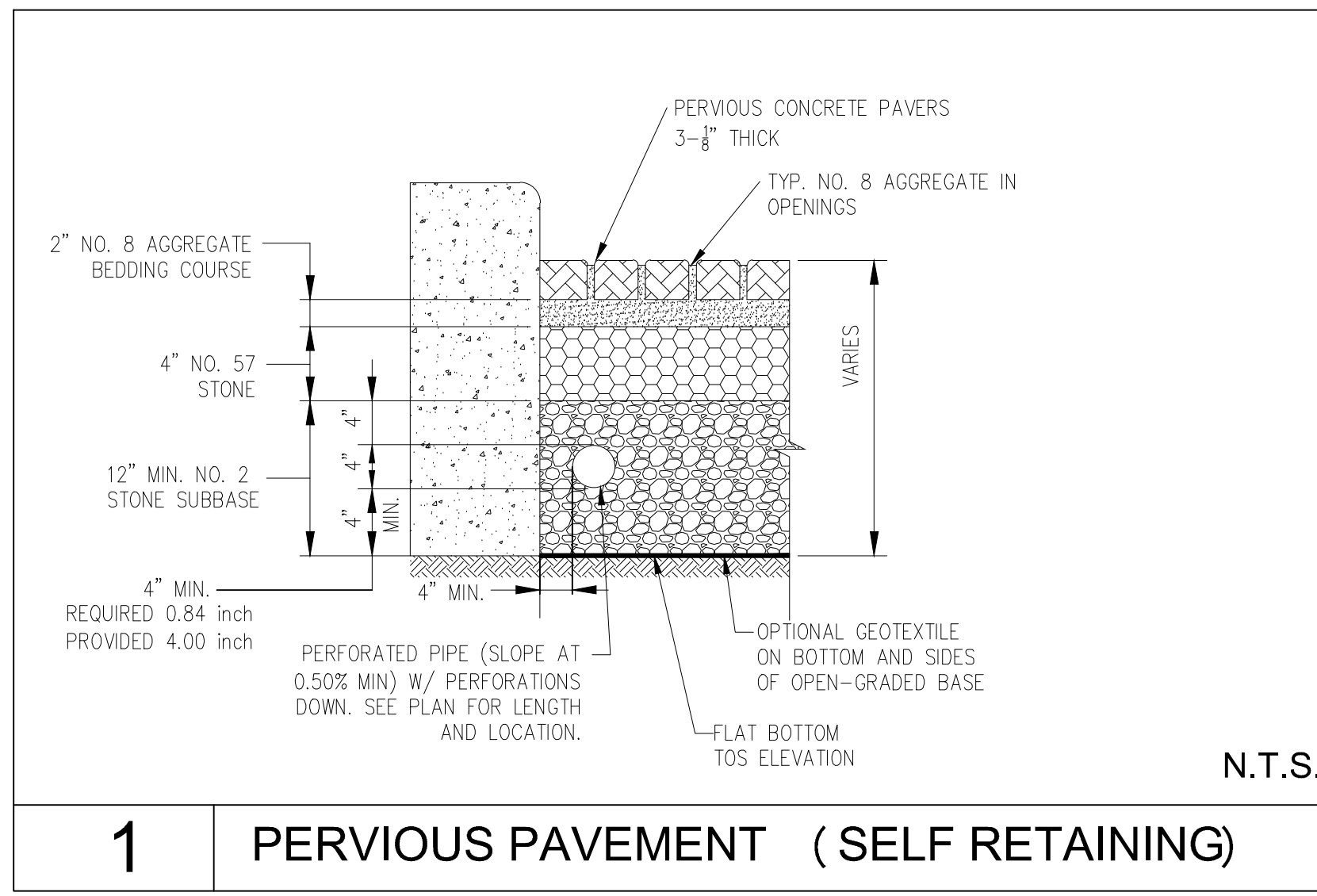
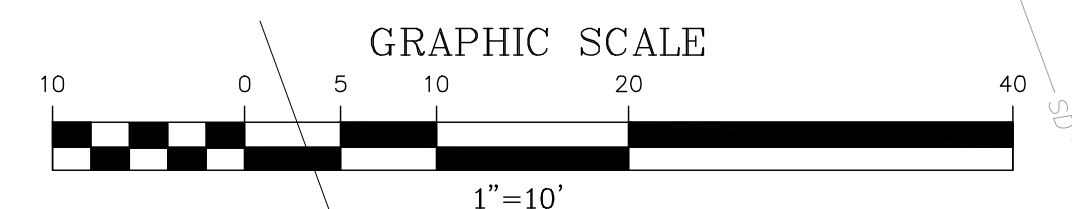
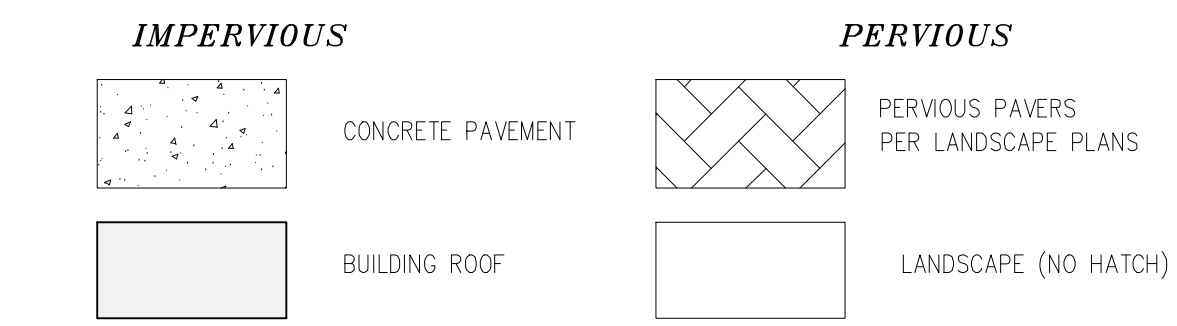
**2 Site Design Measures:**

**3 Stormwater Treatment Measures:**

- NOT APPLICABLE
- SOURCE CONTROL MEASURES:**
1. BENEFICIAL LANDSCAPING.
  2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
  3. MAINTENANCE (PAVEMENT SWEEPING, GOOD HOUSEKEEPING).
  4. DESIGN FOR DISCHARGE OF FIRE SPRINKLER TEST WATER TO LANDSCAPE OR SANITARY SEWER.
  5. STORM DRAIN LABELING: Mark on-site inlets with the words "No Dumping Flows to Bay"

- SITE DESIGN MEASURES:**
1. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
  2. CREATE NEW PERVIOUS AREAS:
    - a. LANDSCAPING
    - b. WOODEN DECK
  3. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
  4. CLUSTER STRUCTURES/PAVEMENT.
  5. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
  6. PARKING:
    - a. NOT PROVIDED IN EXCESS OF CODE.

**HATCH KEY**



**EXISTING IMPERVIOUS AREA TABLE (ALL TO BE REMOVED)**

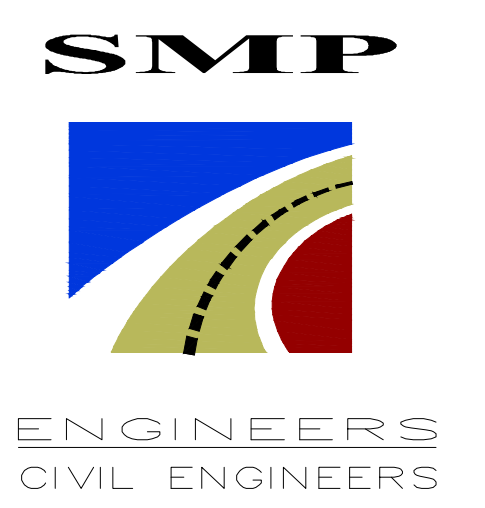
LOCATION/ DESCRIPTION	AREA (SQFT)	AREA (ACRES)	MATERIAL
BUILDINGS	2,911	0.07	ROOF
DRIVEWAY	62	0.00	CONC.
<b>TOTAL IMPERVIOUS</b>	<b>2,973</b>	<b>0.07</b>	<b>IMPERVIOUS</b>
LANDSCAPE/ GROUND	7,967	0.18	
GRAVEL DRIVEWAY	2,286	0.05	
<b>TOTAL PERVIOUS</b>	<b>10,253</b>	<b>0.24</b>	<b>PERVIOUS</b>
<b>TOTAL PROJECT AREA</b>	<b>13,226</b>	<b>0.30</b>	

**PROPOSED IMPERVIOUS AREA TABLE**

LOCATION/ DESCRIPTION	AREA (SQFT)	AREA (ACRES)	MATERIAL
BUILDINGS	5,422	0.12	ROOF
DRIVEWAY/ WALKWAY	712	0.02	CONCRETE
<b>TOTAL IMPERVIOUS</b>	<b>6,134</b>	<b>0.14</b>	<b>IMPERVIOUS</b>
PERVIOUS PAVERS	3,463	0.08	PAVERS
LANDSCAPE	3,629	0.08	LANDSCAPE
<b>TOTAL PERVIOUS</b>	<b>7,092</b>	<b>0.16</b>	<b>PERVIOUS</b>
<b>TOTAL PROJECT AREA</b>	<b>13,226</b>	<b>0.30</b>	

**Table I.B.1 Impervious<sup>5</sup> and Pervious Surfaces**

Type of Impervious <sup>5</sup> Surface	I.B.1.a	I.B.1.b	I.B.1.c	I.B.1.d	I.B.1.e
	Pre-Project Impervious <sup>5</sup> Surface (sq.ft.)	Existing Impervious <sup>5</sup> Surface to be Retained <sup>6</sup> (sq.ft.)	Existing Impervious <sup>5</sup> Surface to be Replaced <sup>6</sup> (sq.ft.)	New Impervious <sup>5</sup> Surface to be Created <sup>6</sup> (sq.ft.)	Post-Project Impervious <sup>5</sup> Surface (sq.ft.) (=b+c+d)
Roof area(s)	2911	0	1232	4190	5422
Impervious <sup>5</sup> sidewalks, patios, paths, driveways, streets	62	0	108	604	712
Impervious <sup>5</sup> uncovered parking <sup>7</sup>	0	0	0	0	0
<b>Totals of Impervious Surfaces:</b>	<b>2973</b>	<b>0</b>	<b>1340</b>	<b>4794</b>	<b>6134</b>
<b>I.B.1.f - Total Impervious<sup>5</sup> Surface Replaced and Created (sum of totals for columns I.B.1.c and I.B.1.d):</b>				<b>6134</b>	
Type of Pervious Surface	Pre-Project Pervious Surface (sq.ft.)				Post-project Pervious Surface (sq.ft.)
Landscaping	7967				3629
Pervious Paving	2286				
Green Roof	0				
<b>Totals of Pervious Surfaces:</b>	<b>10253</b>				<b>7092</b>
<b>Total Site Area (Total Impervious<sup>5</sup>+Total Pervious=I.A.2)</b>	<b>13226</b>				<b>13226</b>
					<b>I.B.1.e.1: 3463</b>



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**PRELIMINARY GRADING AND DRAINAGE PLANS**  
**SEVEN (7) LOT SUBDIVISION**  
**SIX (6) TOWNHOUSE AND A COMMON LOT**  
**1301 AND 1311 WOODSIDE ROAD, REDWOOD CITY, CA**  
**APN: 069-311-340 AND 069-311-250**  
**STORMWATER MANAGEMENT PLAN**



Date: 12/3/2020  
Scale: NTS  
Prepared by: V.G.  
Checked by: S.R.  
Job #: 219018  
Sheet: **C-4**  
OF 11 SHEETS

# EROSION CONTROL PLAN

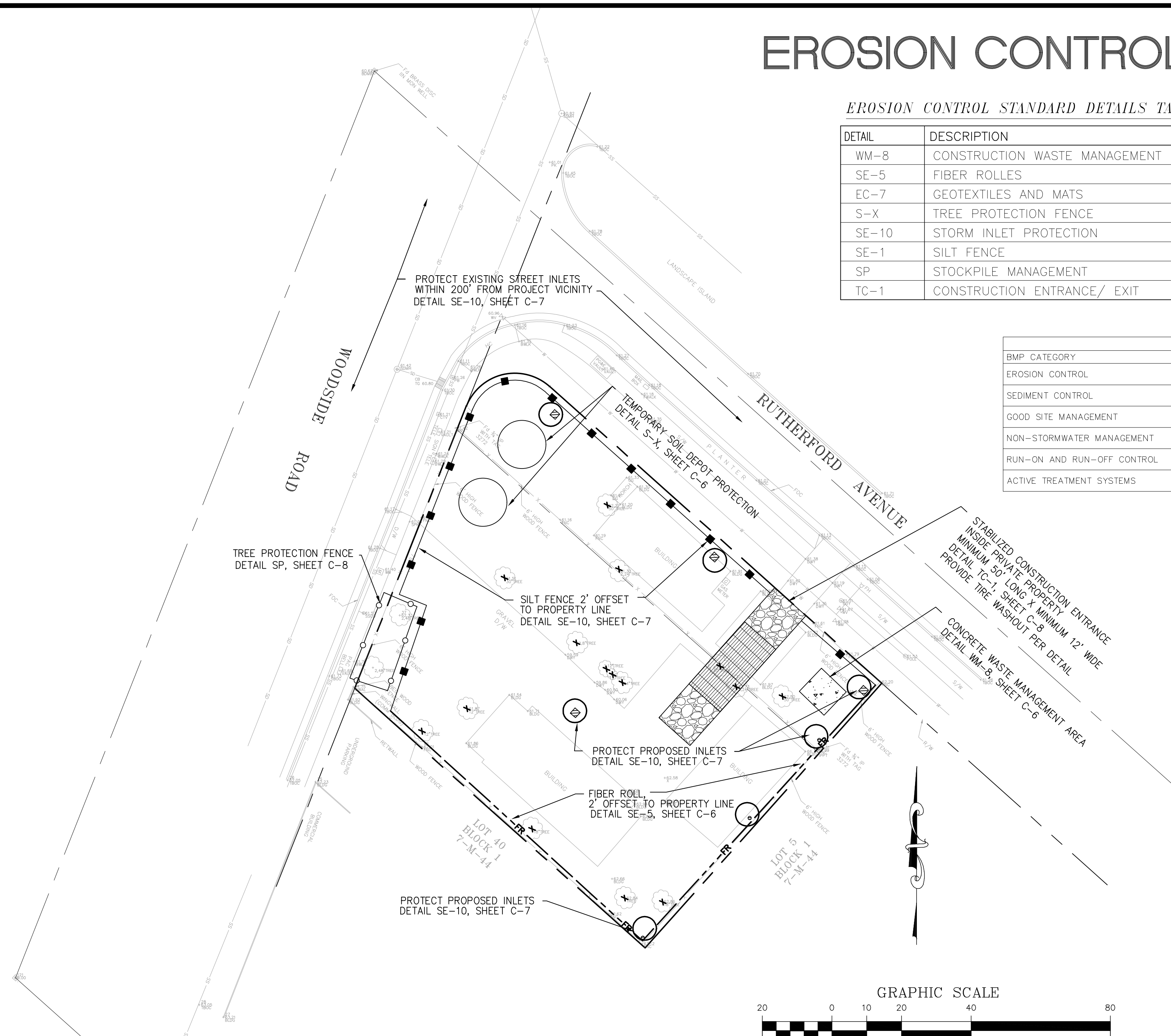
EROSION CONTROL STANDARD DETAILS TABLE

DETAIL	DESCRIPTION	FIND DTL ON SHEET
WM-8	CONSTRUCTION WASTE MANAGEMENT	C-6
SE-5	FIBER ROLLS	C-6
EC-7	GEOTEXTILES AND MATS	C-6
S-X	TREE PROTECTION FENCE	C-6
SE-10	STORM INLET PROTECTION	C-7
SE-1	SILT FENCE	C-7
SP	STOCKPILE MANAGEMENT	C-8
TC-1	CONSTRUCTION ENTRANCE/ EXIT	C-8

BMP SUMMARY TABLE	
BMP CATEGORY	BMP USED
EROSION CONTROL	FIBER ROLL, TEMPORARY STOCK PILE COVER, HYDRO SEED EXPOSED CUT AND FILL
SEDIMENT CONTROL	STABILIZED CONSTRUCTION ENTRANCE, INLET PROTECTION
GOOD SITE MANAGEMENT	STABILIZED CONSTRUCTION ENTRANCE
NON-STORMWATER MANAGEMENT	CONCRETE WASHOUT AREA
RUN-ON AND RUN-OFF CONTROL	FIBER ROLL, SILT FENCE
ACTIVE TREATMENT SYSTEMS	N/A

## EROSION CONTROL PLAN LEGEND

EXISTING	DESCRIPTION
	PROPERTY LINE
	EXISTING LOT LINE TO BE REMOVED
	TREE WITH TRUNK DIAMETER
	6' WOODEN FENCE
	AREA DRAIN/ INLET
	SPOT ELEVATION
PROPOSED	DESCRIPTION
	TREE PROTECTION FENCE
	EXISTING TREE TO BE REMOVED
	SILT FENCE
	FIBER ROLL
	CONSTRUCTION ENTRANCE/ EXIT WITH TIRE WASH
	AREA DRAIN/ INLET PROTECTION
	CONCRETE WASTE MANAGEMENT



### OWNER/ RESPONSIBLE PARTY

Mounir Kardosh  
 Mailing Address:  
 Nazareth Enterprises, INC  
 ICO: Mr. Mounir Kardosh  
 800 S. B Street, Suite 100  
 San Mateo, CA 94401  
 Email: mounir@nazarethenterprises.com

### EROSION CONTROL POINT OF CONTACT

Project Manager:  
 Michael Ohayon  
 Email: michael.o@nazarethenterprises.com  
 Cell: (415) 209-3645  
 Tel: (650) 347-9500  
 Fax: (650) 347-9400  
 Website: www.nazarethenterprises.com  
 800 South B Street, Suite 100  
 San Mateo, CA 94401

### EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

- The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
- This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the COUNTY engineer. Plans are to be resubmitted for COUNTY approval prior to September 1 of each subsequent year until site improvements are accepted by the COUNTY.
- Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
- Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the COUNTY.
- If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
- Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
- Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
- This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the COUNTY representative of any field changes.
- This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
- Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.
- Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
- Sanitary facilities shall be maintained on the site.
- During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
- Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
- Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
- With the approval of the COUNTY Inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

### SITE CONSTRUCTION MANAGEMENT NOTES:

- Construction site shall be enclosed by 6' opaque fence with dust control fiber mesh at all times during construction.
- No Construction material, equipment, portable toilets, trash containers, or debris shall be placed in the public right-of-way.
- A trash container shall be maintained on site at all times and debris on site which could otherwise blow away, shall be regularly collected and placed in container.
- All construction debris (wood scraps and other debris, which cannot blow away) shall be piled within the property lines of the project in a neat and safe manner
- The project shall have a sign viewable from the public street that indicates the hours of construction as: Mon- Fri from 8 am to 6 PM, Saturdays from 9am to 5pm.

### CONSTRUCTION SITE CONTROL NOTES:

- Owner shall implement construction site inspection and control to prevent construction site discharges of pollutants into the storm drains per approved Erosion Control Plan.
- The San Mateo County requires the construction sites to maintain year-round effective erosion control, run-on and run-off control, sediment control, good site management, and non-storm water management through all phases of construction (including, but not limited to, site grading, building, and finishing of lots) until the site is fully stabilized by landscaping or the installation of permanent erosion control measures.
- The San Mateo County will conduct inspections to determine compliance and determine the effectiveness of the BMPs in preventing the discharge of construction pollutants into the storm drain. Owner shall be required to timely correct all actual and potential discharges observed.

### MAINTENANCE NOTES:

- Maintenance is to be performed as follows:
  - Repair damages caused by soil erosion or construction at the end of each working day.
  - Swales shall be inspected periodically and maintained as needed.
  - Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
  - Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
  - Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
  - Rills and gullies must be repaired.
- All existing drainage inlets on Street within the limit of the project, shall be protected with Rock bags during construction. See detail. Rock bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one Rock bag.
- Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

#### Maintenance

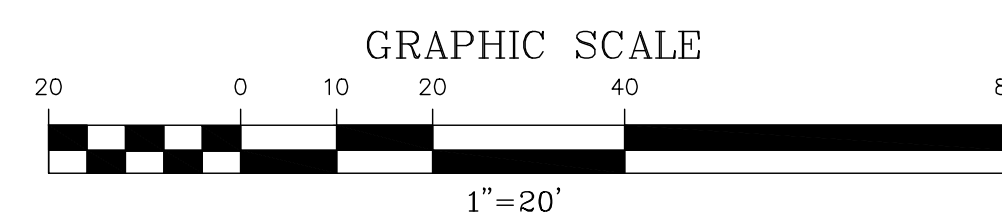
- The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
- All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

#### STABILIZED CONSTRUCTION ENTRANCE (TO BE MAINTAINED)

#### Maintenance

- Slit fence and Fiber rolls shall be inspected during and immediately after each rainfall, and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
- Should the fabric on a slit fence or Fiber rolls decompose or become ineffective during the time the fence or barrier is still necessary, the fabric shall be replaced promptly.
- Sediment deposits shall be removed when deposits reach approximately one-third the height of the barrier.
- Any sediment deposits remaining in place after the slit fence or Fiber rolls is no longer required shall be dressed to conform with the existing grade, prepared, and seeded.
- Silt buildups must be removed when bulges develop in the fence regardless of depth of deposition.

#### Slit fence / Fiber roll Maintenance (TO BE MAINTAINED)



OWNER:

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 APN: 069-311-340 AND 069-311-250

EROSION CONTROL PLAN

Revisions:

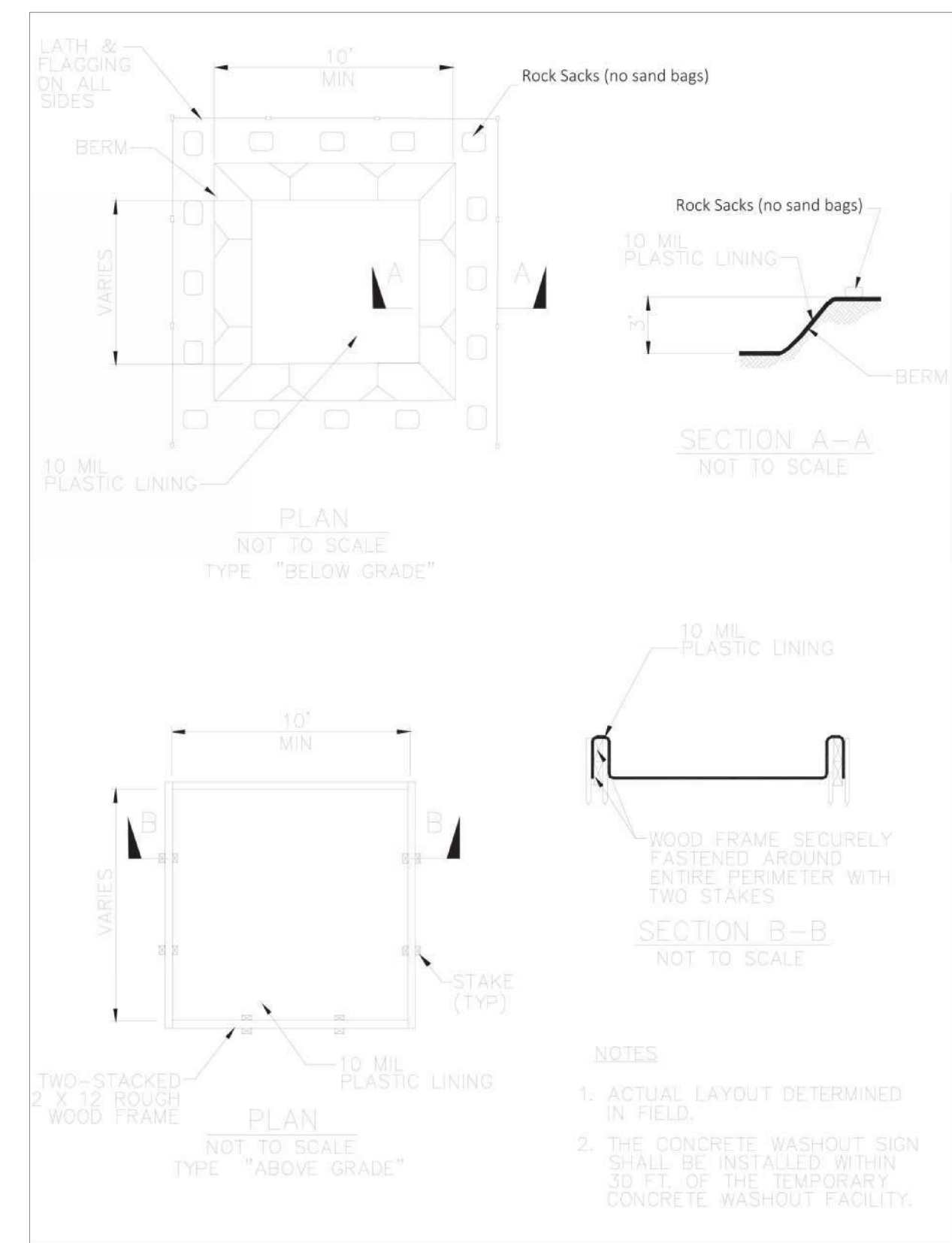


Date: 12/3/2020  
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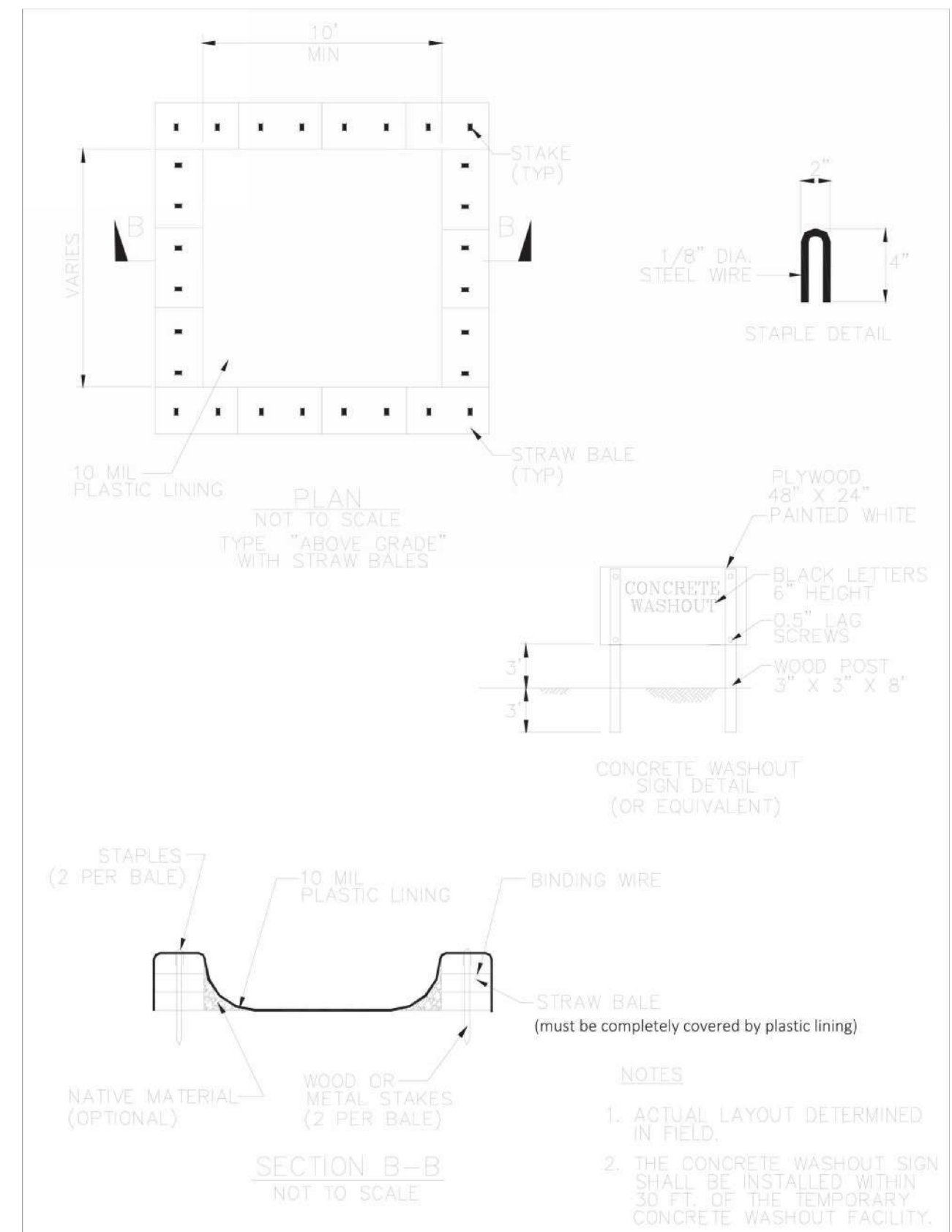
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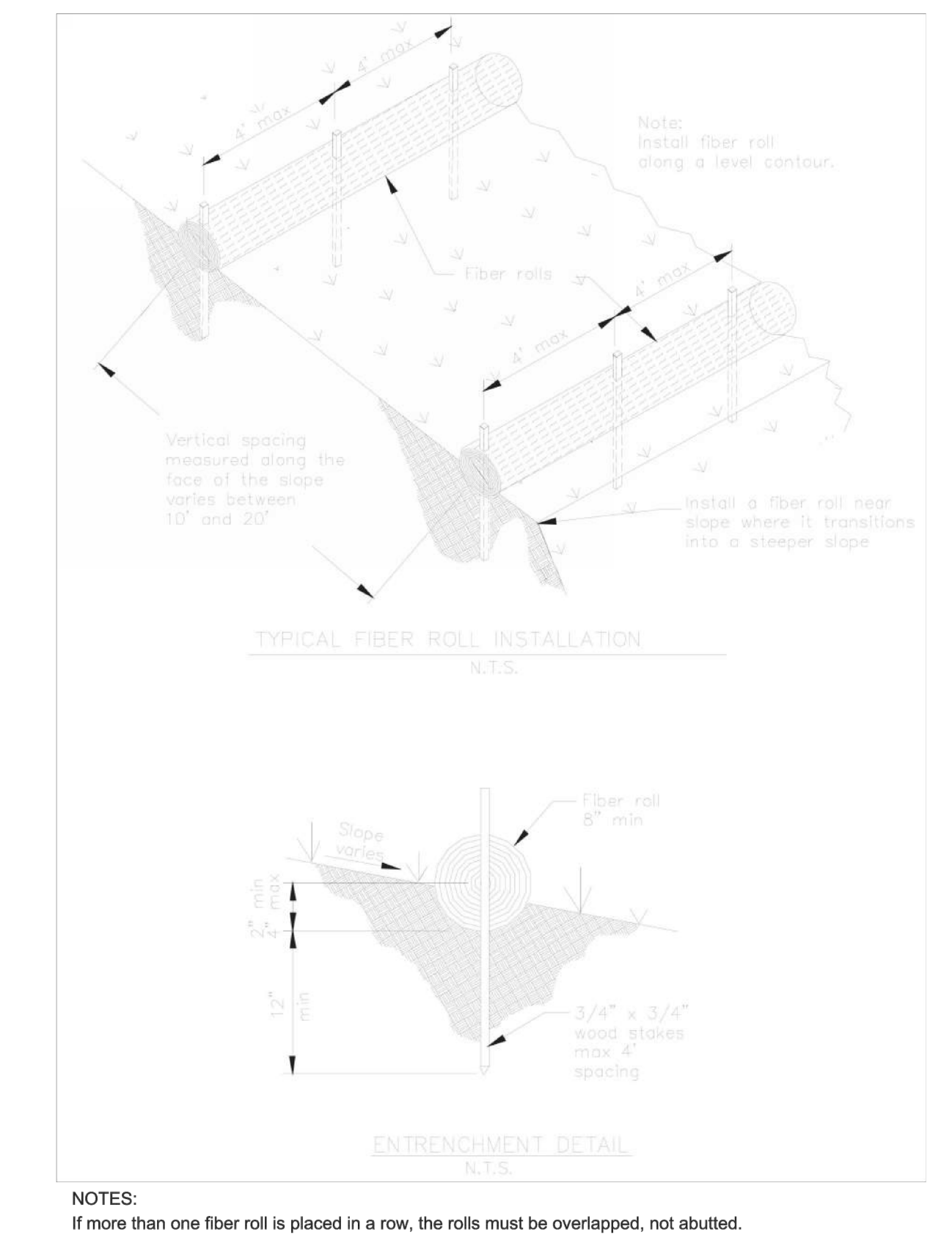
**Concrete Waste Management WM-8**



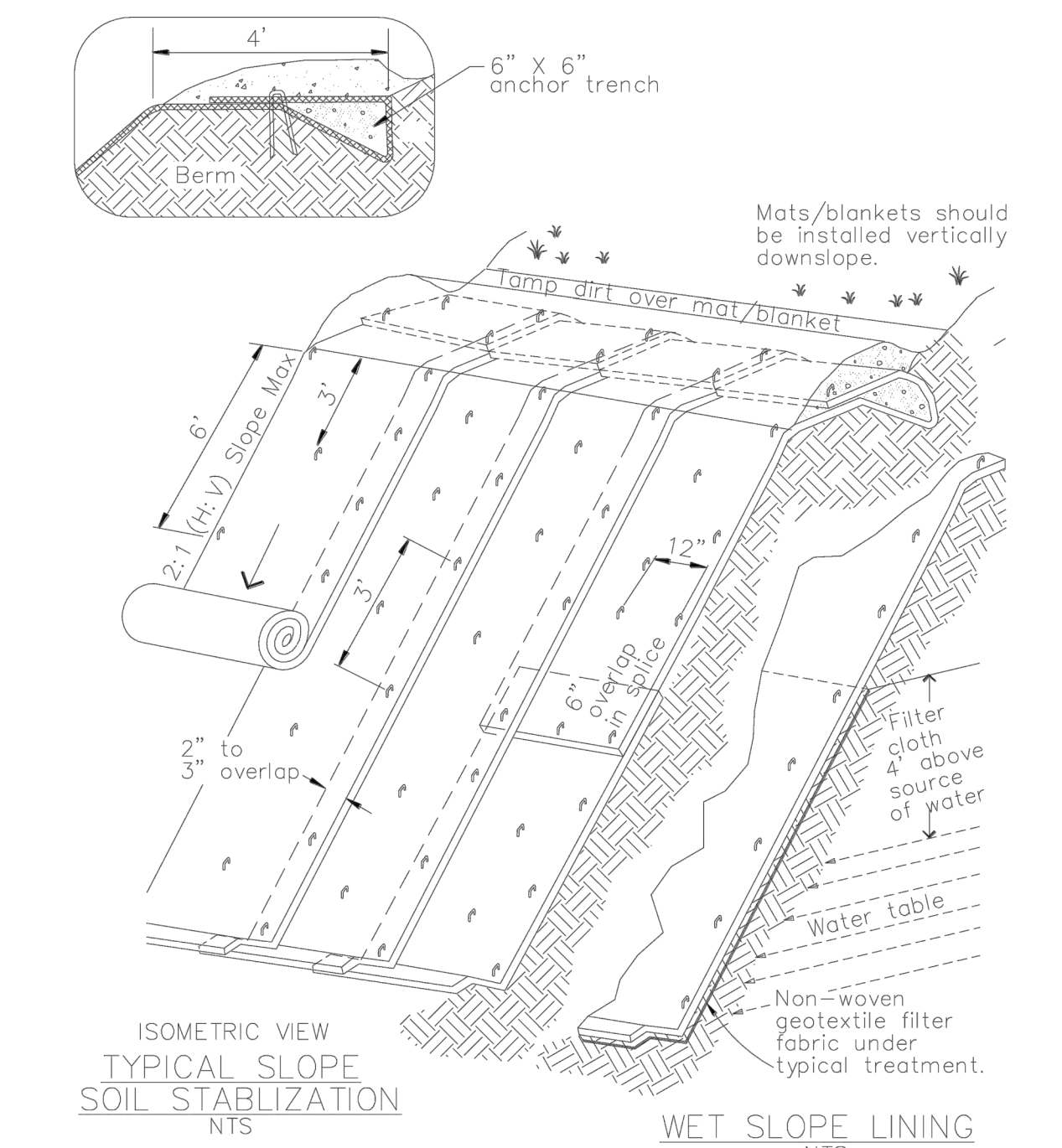
**Concrete Waste Management WM-8**



**Fiber Rolls SE-5**

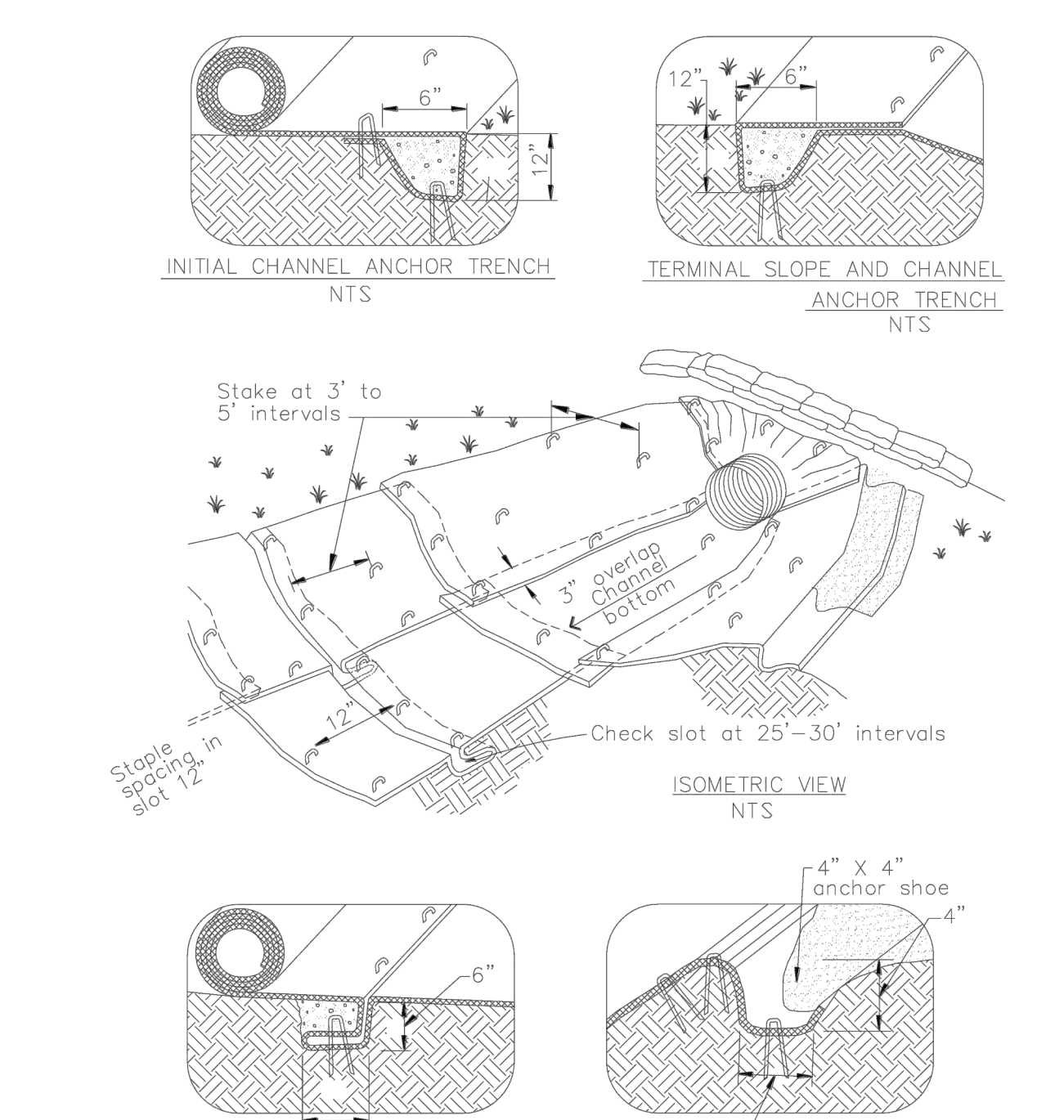


**Geotextiles and Mats EC-7**

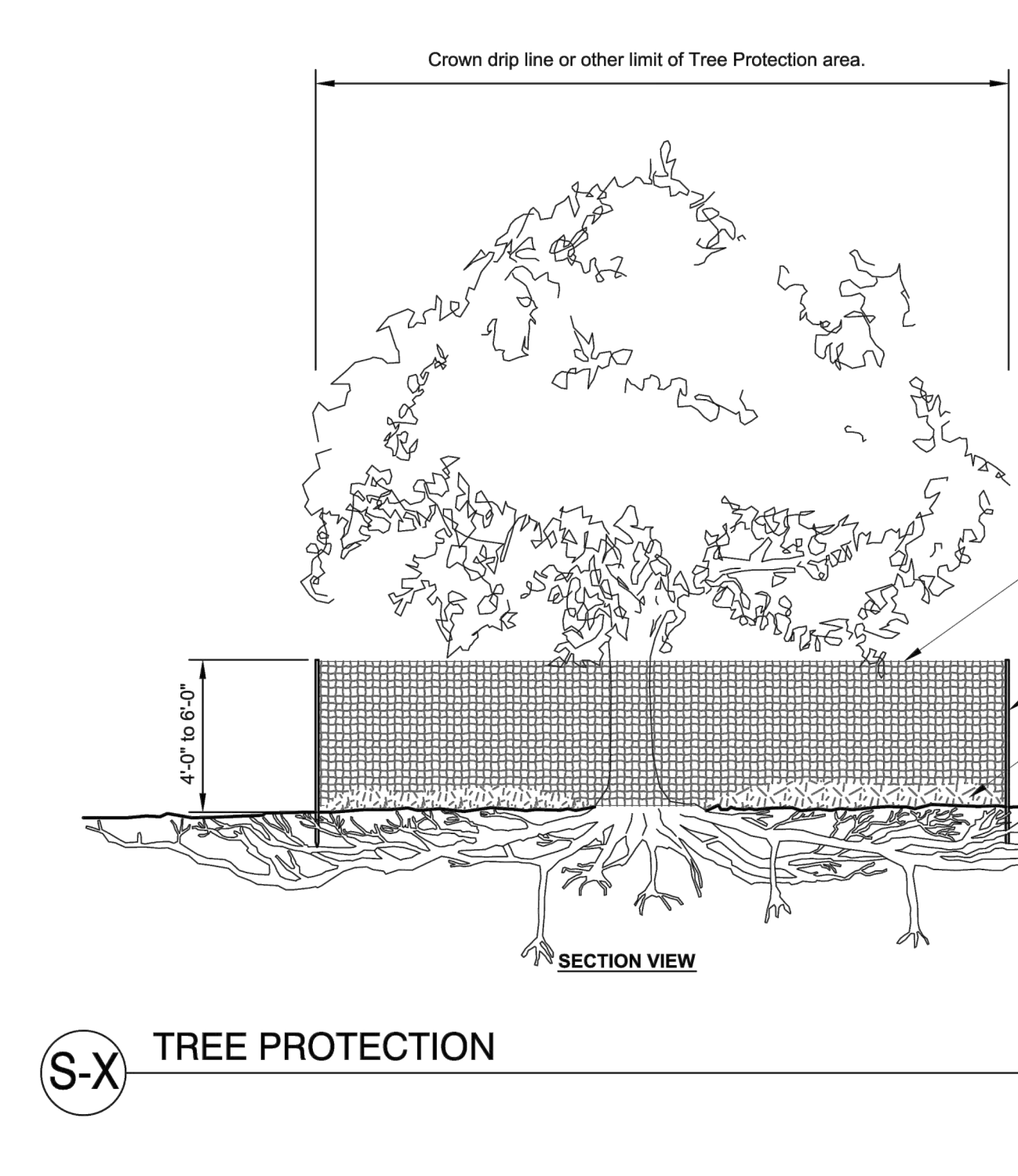


NOTES:  
 1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.  
 2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.  
 3. Install per manufacturer's recommendations

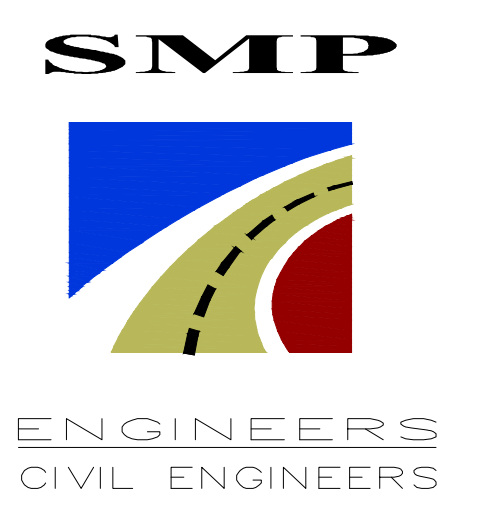
**Geotextiles and Mats EC-7**



NOTES:  
 1. Check slots to be constructed per manufacturers specifications.  
 2. Staking or stapling layout per manufacturers specifications.  
 3. Install per manufacturer's recommendations



Tree Protection fence: High density polyethylene fencing with 3.5" x 1.5" openings; Color-orange. Steel posts installed at 8' o.c.  
 2" x 6" steel posts or approved equal.  
 5" thick layer of mulch.  
 Maintain existing grade with the tree protection fence unless otherwise indicated on the plans.



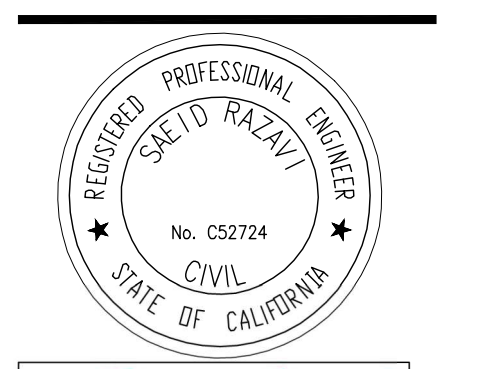
1534 CAROB LANE  
 LOS ALTOS, CA 94024  
 TEL: (650) 941-8055  
 FAX: (650) 941-8755

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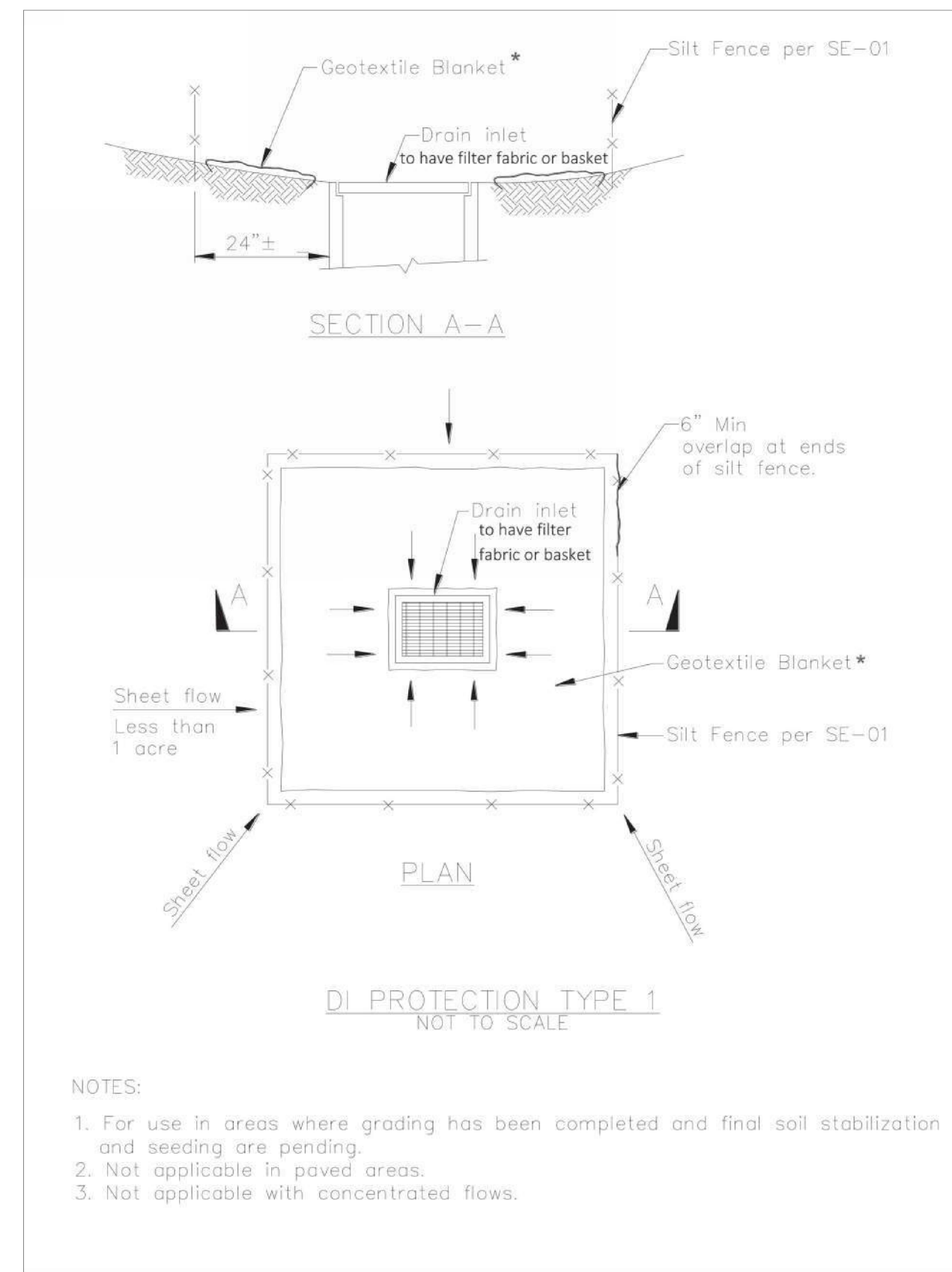
PRELIMINARY GRADING AND DRAINAGE PLANS  
 SEVEN (7) LOT SUBDIVISION  
 SIX (6) TOWNHOUSE AND A COMMON LOT  
 1301 AND 1311 WOODSIDE ROAD, REDWOOD CITY, CA  
 APN: 069-311-340 AND 069-311-250  
 EROSION CONTROL DETAILS

Revisions:

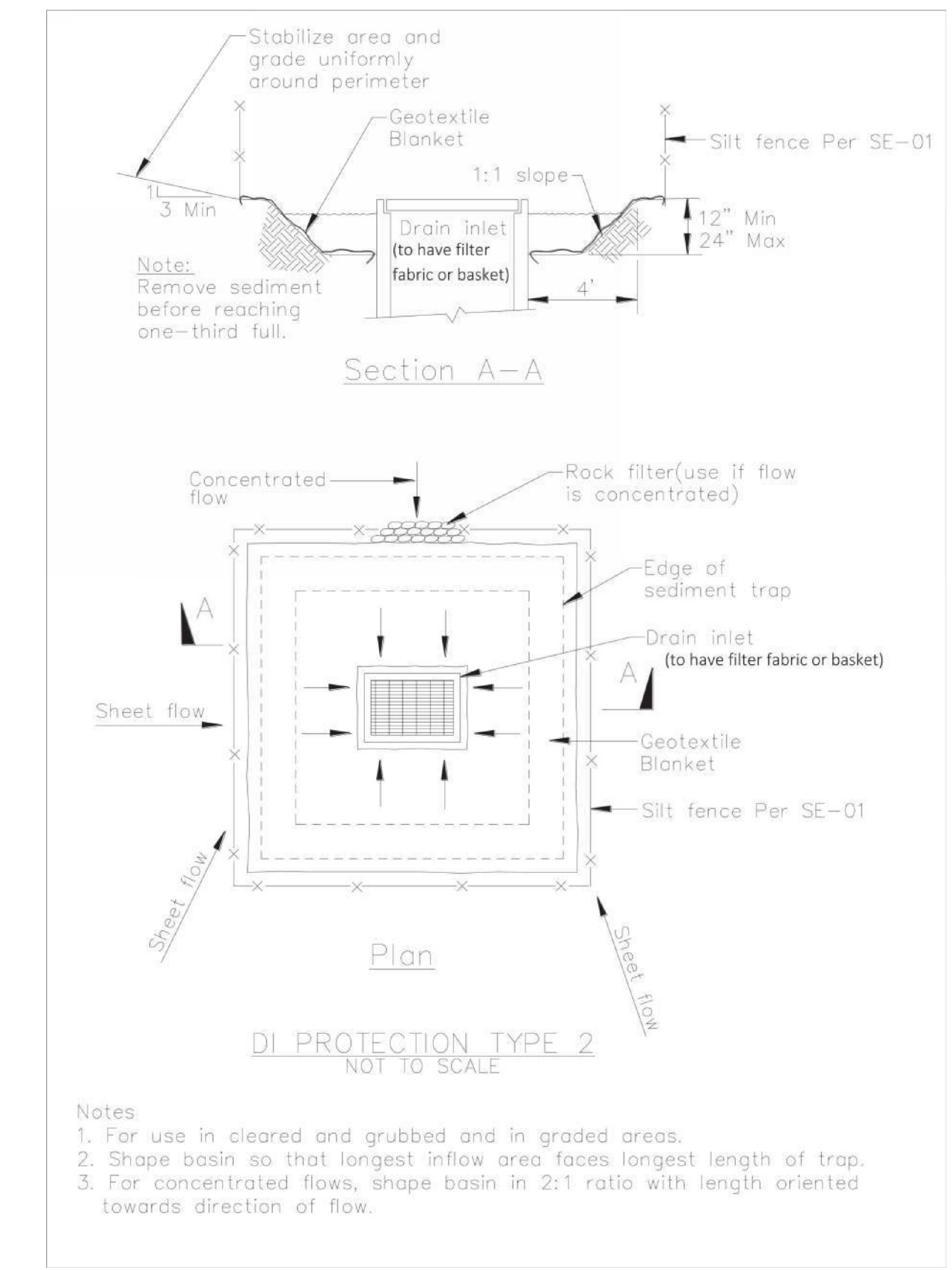


Date: 12/3/2020  
 Scale: NTS  
 Prepared by: V.G.  
 Checked by: S.R.  
 Job #: 219018

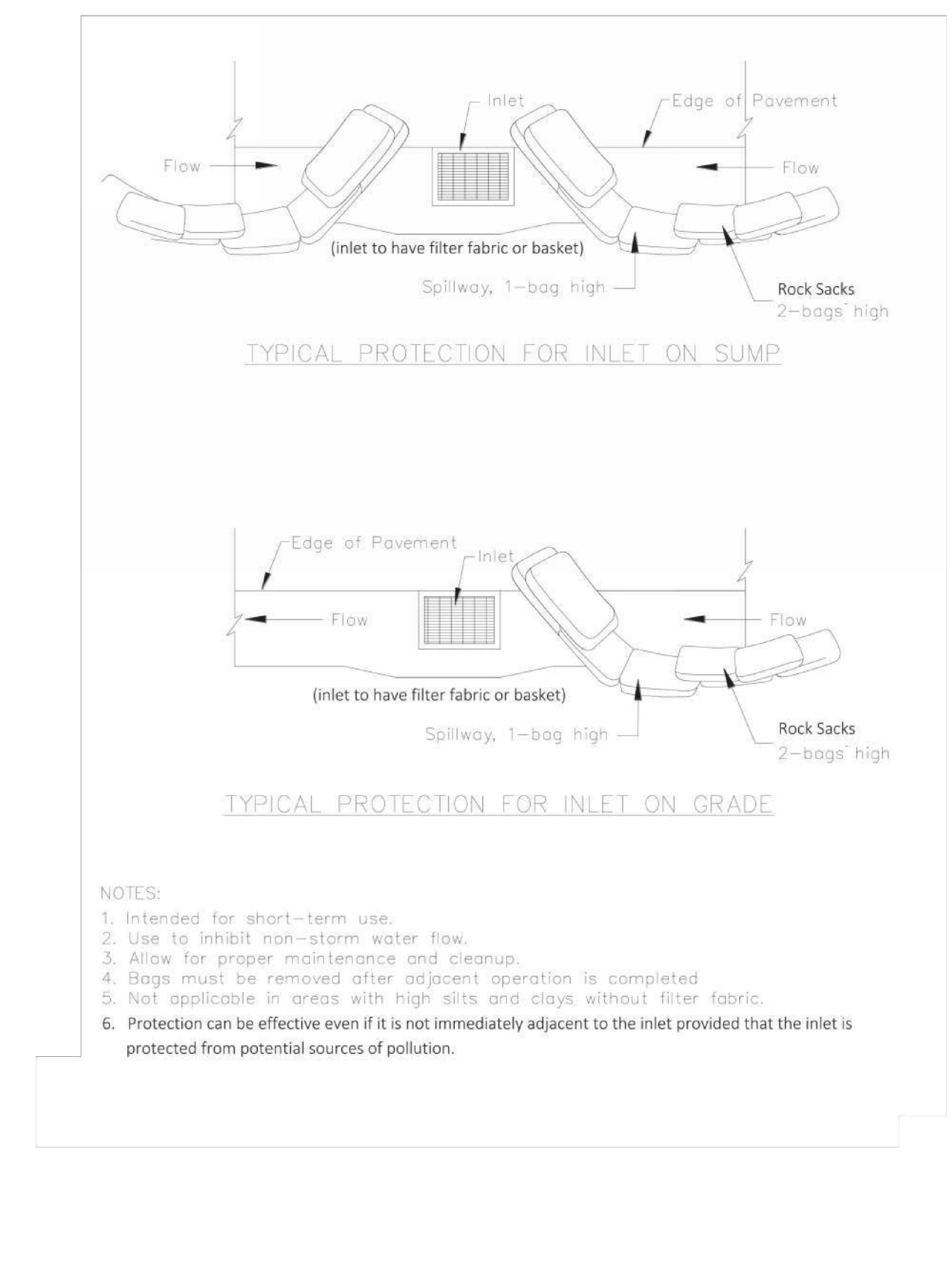
**Storm Drain Inlet Protection SE-10**



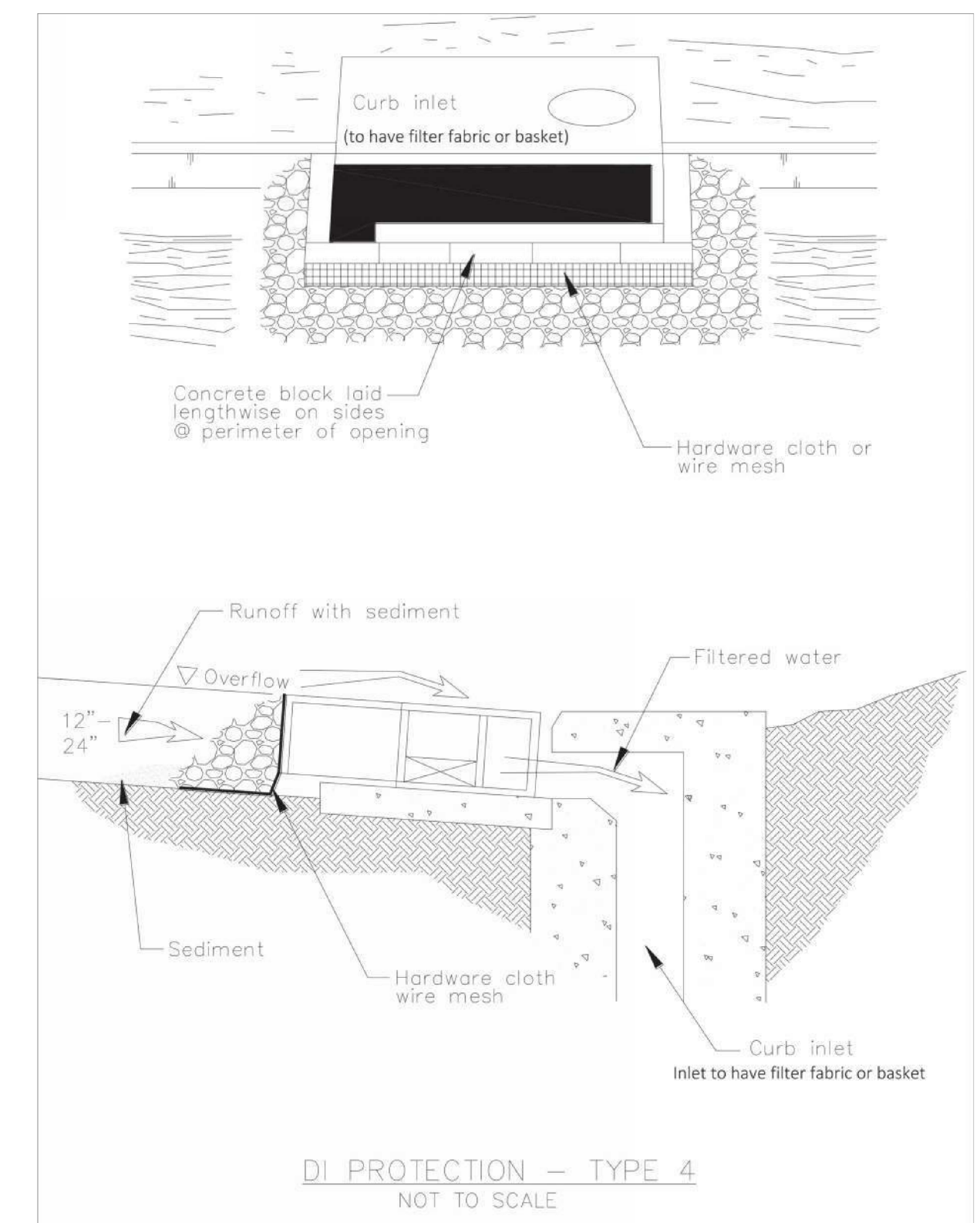
**Storm Drain Inlet Protection SE-10**



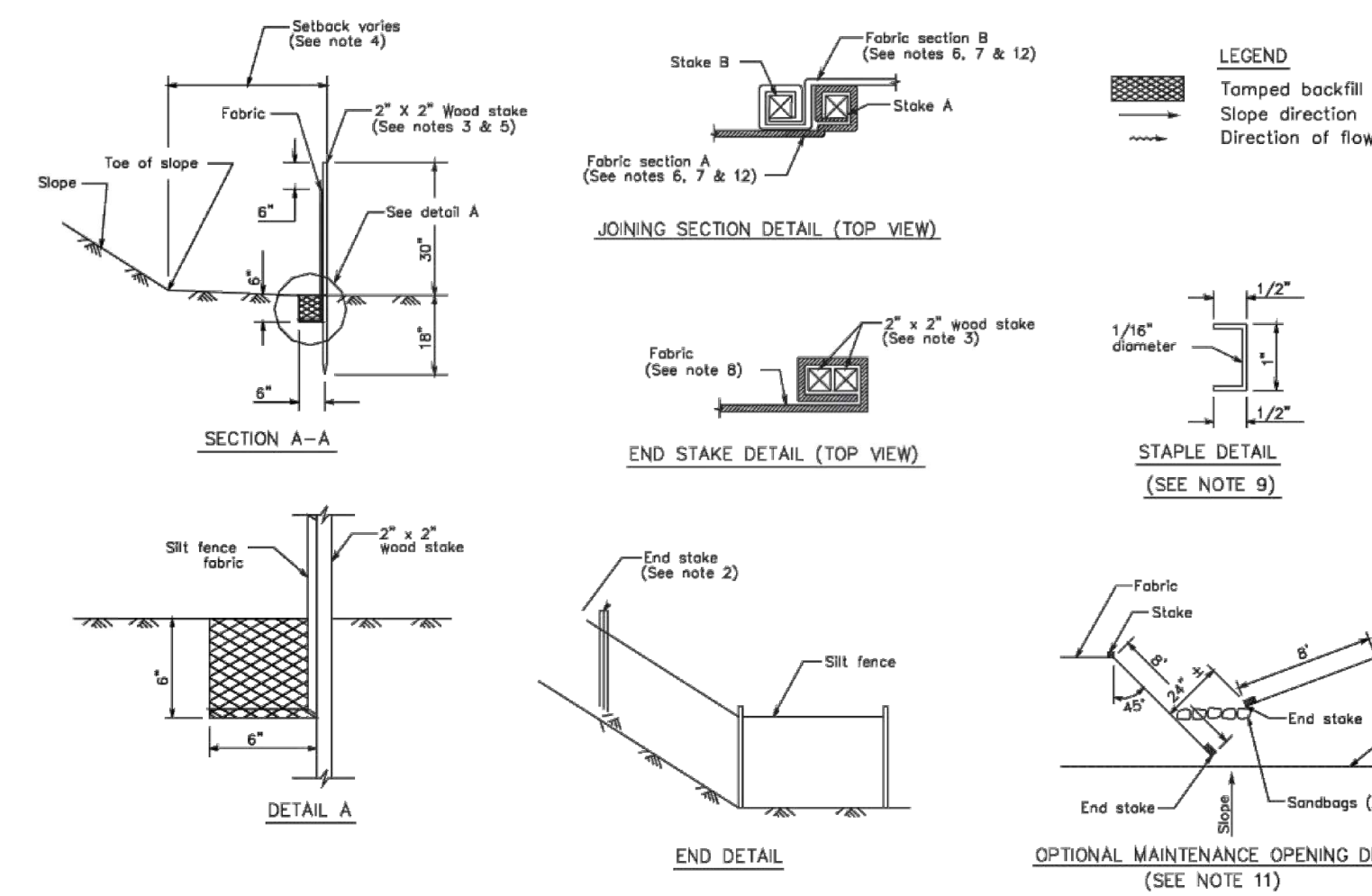
**Storm Drain Inlet Protection SE-10**



**Storm Drain Inlet Protection SE-10**



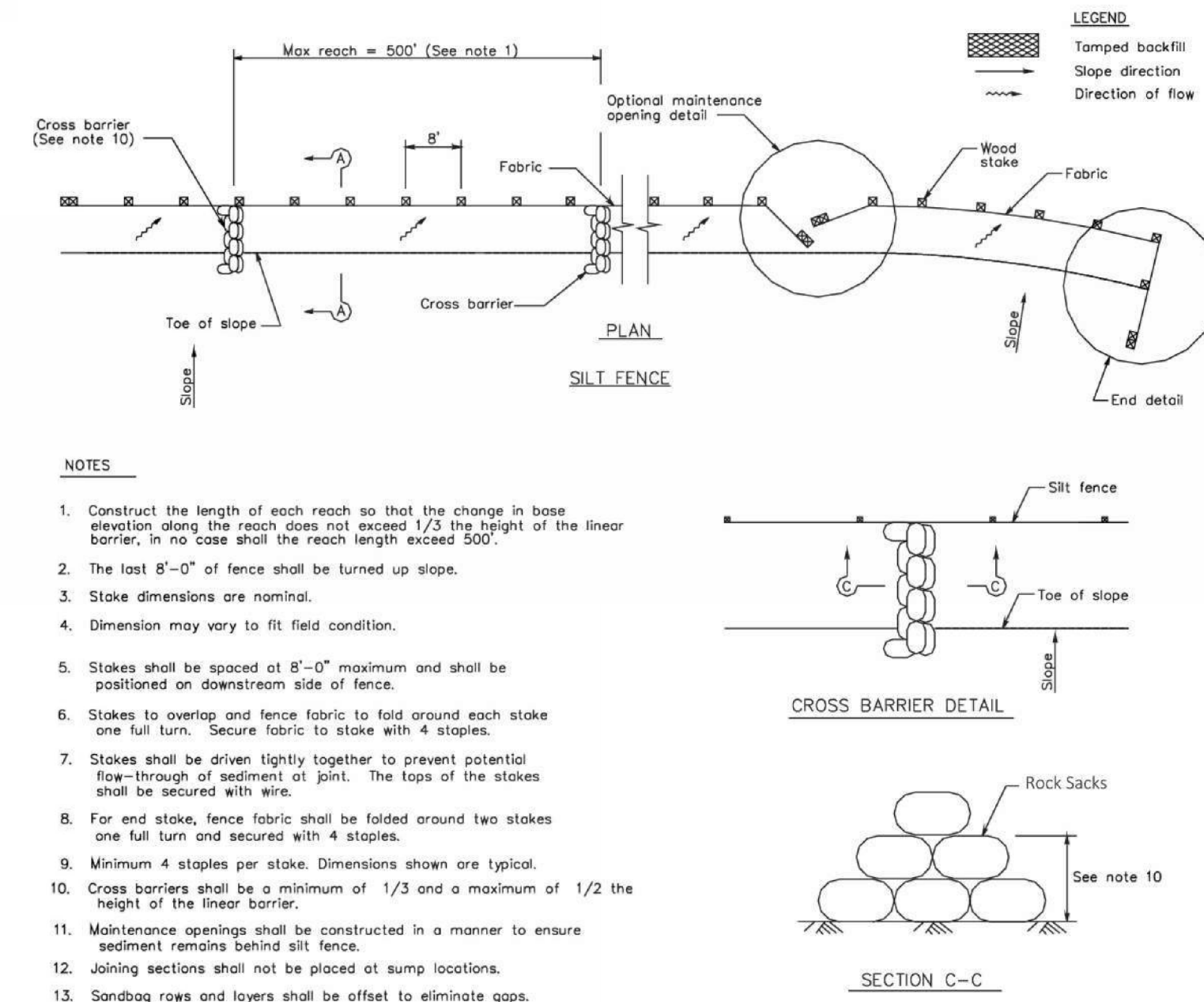
8 of 8  
January 2003  
California Stormwater BMP Handbook Construction www.casqa.org



**SE-1**

**Silt Fence**

January 2003  
California Stormwater BMP Handbook Construction www.casqa.org 7 of 8



**Silt Fence**

**SE-1**

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PRELIMINARY GRADING AND DRAINAGE PLANS  
SEVEN (7) LOT SUBDIVISION  
SIX (6) TOWNHOUSE AND A COMMON LOT  
1301 AND 1311 WOODSIDE ROAD, REDWOOD CITY, CA  
APN: 069-311-340 AND 069-311-250

EROSION CONTROL DETAILS

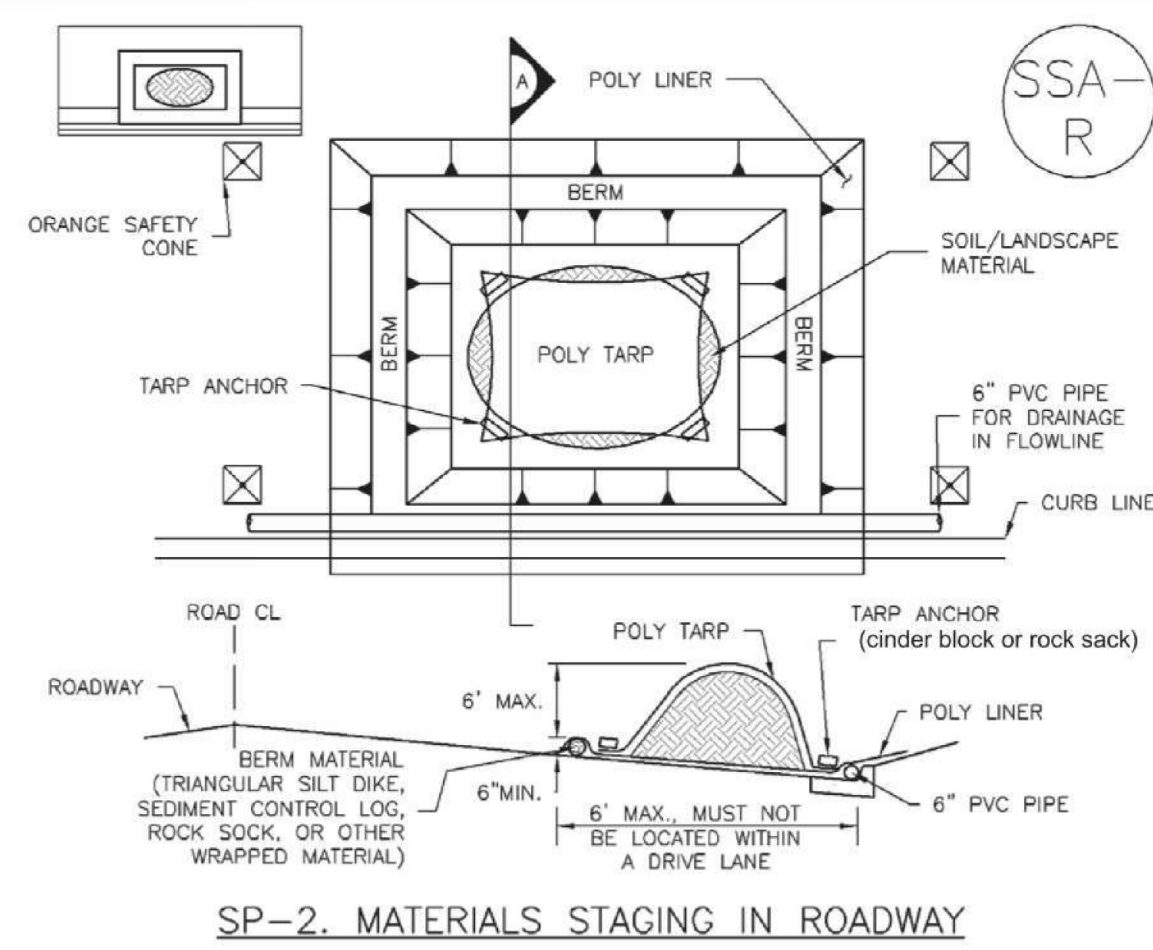
Revisions:



Date: 12/3/2020  
Scale: NTS  
Prepared by: V.G.  
Checked by: S.R.  
Job #: 219018

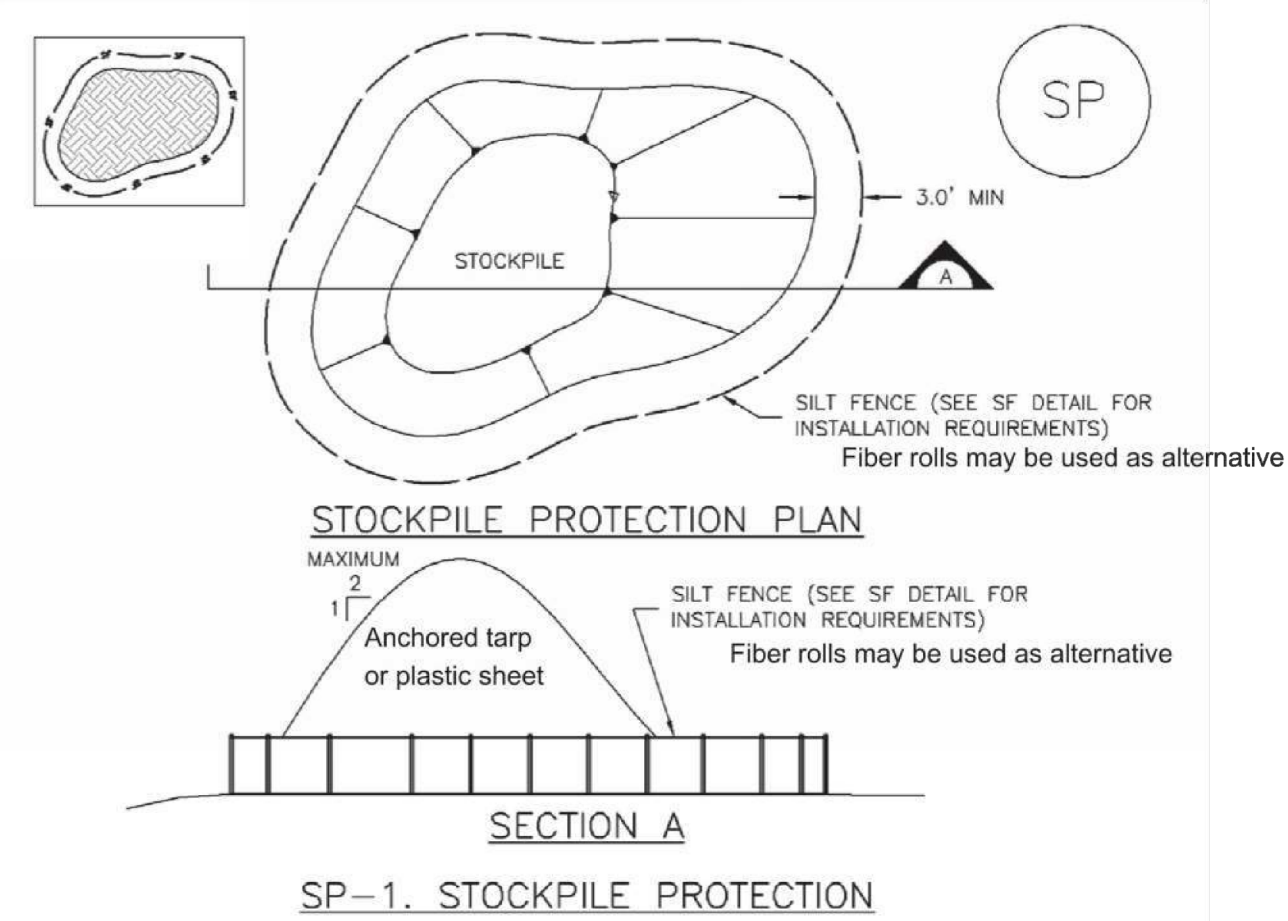
Sheet:

**Stockpile Management (SP)**



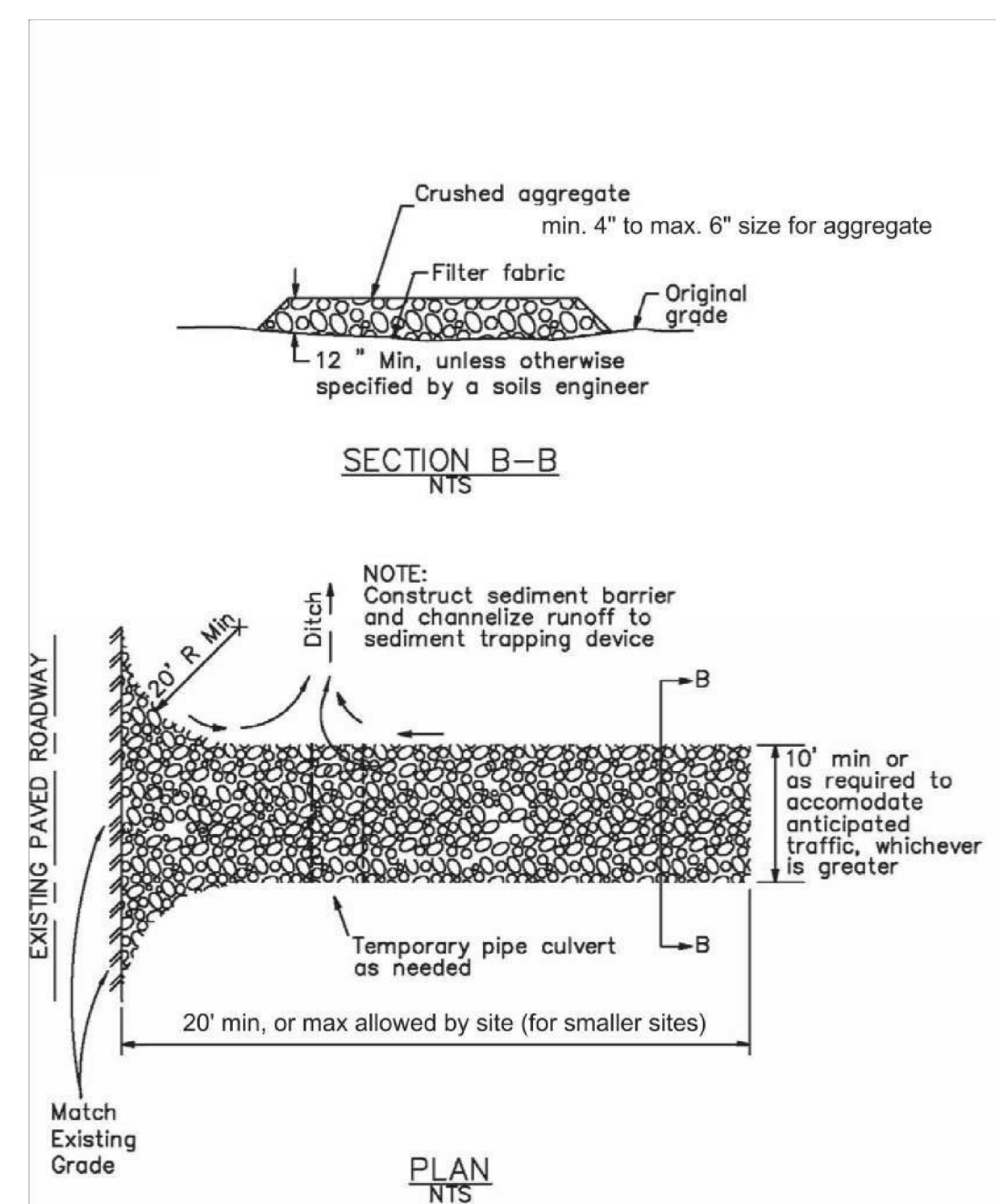
SP-2. MATERIALS STAGING IN ROADWAY

**Stockpile Management (SP)**



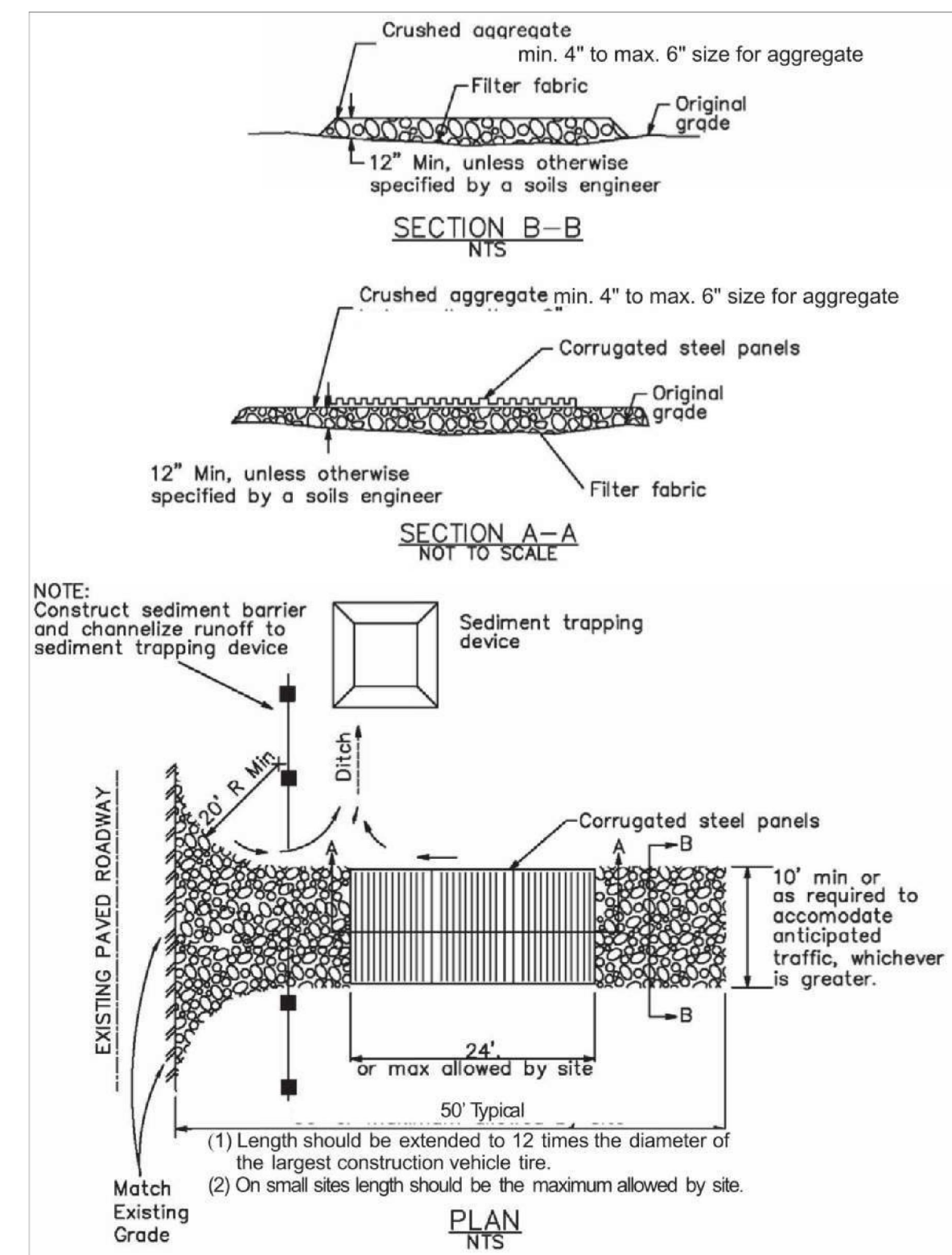
SP-1. STOCKPILE PROTECTION

**Stabilized Construction Entrance/Exit TC-1**



PLAN NTS

**Stabilized Construction Entrance/Exit TC-1**

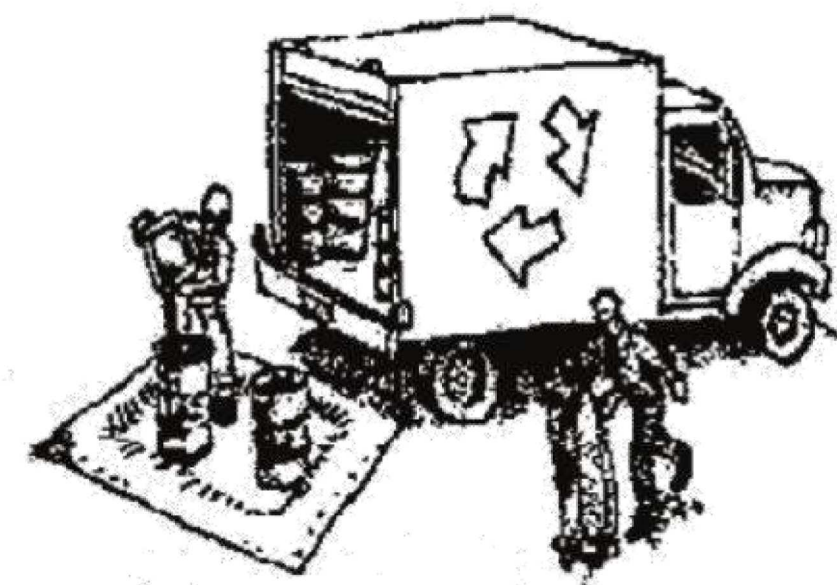


PLAN NTS

# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

## Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



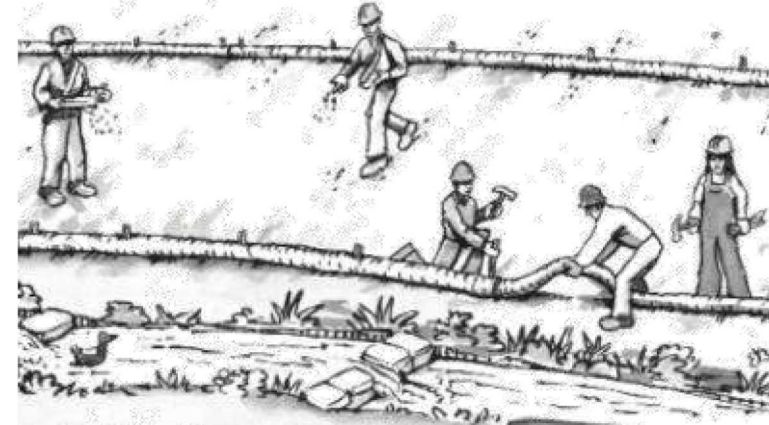
### Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

## Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

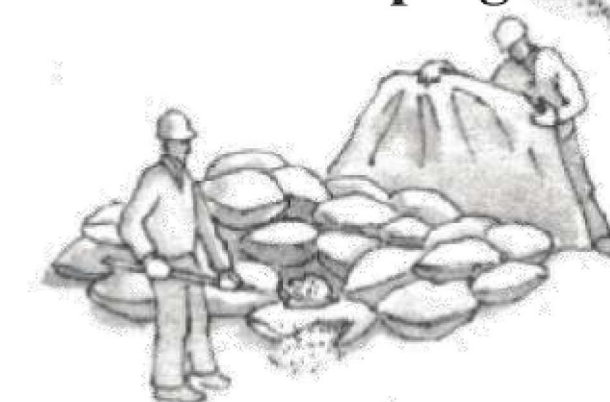
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

## Concrete, Grout & Mortar Application



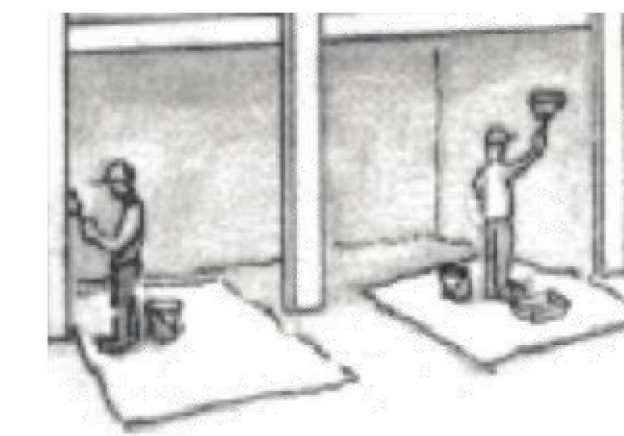
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

## Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

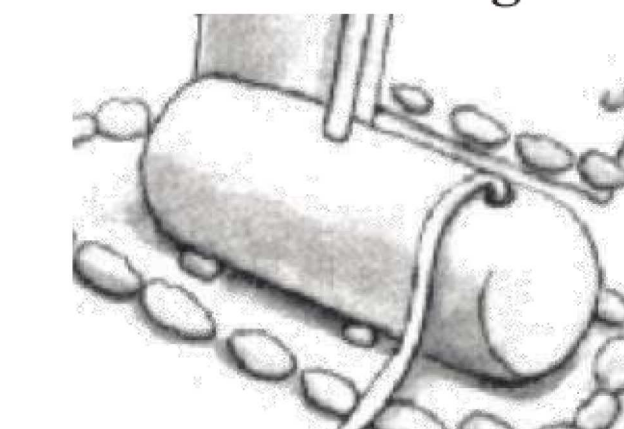
## Painting & Paint Removal



### Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

## Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**



PLANTING SPECIFICATIONS

SECTION 02920
SOIL PREPARATION AND LANDSCAPE FINISHED GRADING

PART 1 - GENERAL

1.1 PROTECTION

- A. Protect landscaping and other features remaining as final work.
B. Protect existing structures, fences, roads, sidewalks, paving, curbs, trees and shrubs.
C. Exercise extreme care in excavating and working near existing utilities.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Imported topsoil: Friable loam 'Colma Sand' or equal, free of subsoil, roots, grass, excessive amount of weeds, stone, and foreign matter; acidity range (pH) of 5.5 to 7.5 containing a minimum of four (4) percent and a maximum of 25 percent organic matter obtained from one source.

Provide analysis report including recommendations (from an approved soils laboratory) of imported topsoil to Landscape Architect for approval prior to delivery of any imported topsoil to the site.

- B. Soil amendments for backfill mix: Nutrient substances, conditioners and organic materials, as follows (or as specified in the Soils Analysis Report): Organic material shall be nitrogen-fortified wood residual as follows: Particle size: Min. 95% passing 4 mesh screen, Min. 80% passing 8 mesh screen. Nitrogen content 0.5% based on dry weight for redwood sawdust; 0.7% based on dry weight for Fir sawdust; 1.0% based on dry weight for Fir or pine bark.

Pine sawdust is not acceptable.

PART 3 - EXECUTION

3.1 INSPECTION

- A. Verify site conditions and note irregularities affecting work of this Section. Notify Landscape Architect in writing of any irregularities before beginning work.
B. Beginning work of this Section means acceptance of existing conditions.

3.2 SUBSOIL PREPARATION FOR AREAS TO RECEIVE IMPORTED TOPSOIL OR AMENDED EXISTING TOPSOIL FROM STOCKPILE

- A. Eliminate uneven areas and low spots. Remove debris, roots, branches, and stones in excess of 1 (one) inch in size. Remove subsoil contaminated with petroleum products.
B. Scarify subgrade to depth of 6' where topsoil is scheduled. Scarify in areas where equipment used for hauling and spreading topsoil has compacted subsoil.

3.3 PLACING TOPSOIL

- A. Place topsoil as required to bring elevations to finish grade.
B. Use topsoil in relatively dry state. Place during dry weather.
C. Fine grade topsoil eliminating rough or low areas.
D. Remove stone, roots, grass, weeds, debris and foreign material while spreading.
E. Remove surplus topsoil from site.

3.4 AMENDMENT OF EXISTING TOPSOIL IN PLACE

- A. Grade of topsoil after amendment shall match existing grade prior to cultivation and amendment. Thoroughly mix amendment materials into the top six inches of topsoil by hand-cultivating.
B. Amend existing topsoil in relatively dry state.
C. Fine grade topsoil eliminating rough or low areas.
D. Remove stones, roots, grass, weeds, debris and foreign material while incorporating amendments.

3.5 TOLERANCES

- A. Top of Amended Topsoil: Shrub and Groundcover beds: Min. 1' below adjacent paved areas and header boards.

END OF SECTION

SECTION 02950 PLANTING

PART 1 - GENERAL

1.1 SECTION INCLUDES:

- A. Trees, shrubs, vines and groundcover.
B. Mulch and slow-release fertilizer tablets.
C. Wood headers.

1.2 RELATED SECTIONS:

- A. Section 02920 - Soil Preparation and Landscape Finish Grading

1.3 REFERENCES:

- A. ANSI Z60.1 - Nursery Stock, true to type and name.
B. Applicable standards:
1. An Annotated Checklist of Woody Ornamental Plants of California, Oregon & Washington, latest edition, Univ. of Ca., Div. of Agricultural Sciences.
2. USA Standard for Nursery Stock, latest edition, American Association of Nurserymen

1.4 DEFINITIONS

- A. Weeds: includes Dandelion, Jimsonweed, Quackgrass, Horsetail, Monring Glory, Rush Grass, Mustard, Landsquarter, Chickweed, Cress, Crabgrass, Canadian Thistle, Nutgrass, Poison Oak, Blackberry, Tansy, Ragwort, Bermuda Grass, Poison Ivy, Nut Sedge, Nimble Will, Bindweed, Bent Grass, Wild Garlic, Johnson Grass, Perennial Sorrel, and Brome Grass.
B. Plants: Living trees, shrubs, vines and groundcover specified in this Section and described in ANSI Z60.1

1.5 QUALITY ASSURANCE:

- A. Nursery: Company specializing in growing and cultivating the plants specified in this Section, with minimum ten (10) years documented experience.
B. Installer: Company specializing in installing and planting the plants specified in this Section, with minimum five (5) years documented experience. Retain qualified English-literate planting Foreman on the job whenever planting is in progress.

1.6 REGULATORY REQUIREMENTS:

- A. Comply with regulatory requirements for fertilizer and herbicide composition.
B. Plant Materials: Certified by CA State Department of Agriculture. Described by ANSI Z60.1, free of disease or hazardous insects.
C. Comply with all applicable Federal, State, and local codes and regulations pertaining to use, storage, and disposal of herbicides, pesticides, and other toxic substances.
D. Inspection Certificates required by law shall accompany each shipment of plants and shall be delivered to the Landscape Architect.

1.7 DELIVERY, STORAGE AND HANDLING:

- A. Protect plants from sun and wind during transport and on site until planted.
B. Deliver live plant materials immediately prior to placement.
C. Keep plants moist.
D. Deliver plants with legible, waterproof identification labels, stating plant name and size.

1.8 SEQUENCING AND SCHEDULING:

- A. Coordinate the work of this Section with installation of underground irrigation system and utilities, and with the work of other trades.

B. Within 30 days after award of Contract, submit documentation that all plant materials have been ordered.

1.9 WARRANTY:

- A. Provide a warranty, including coverage from death or unhealthy conditions, on all plants one-gallon size and larger, for a minimum of one year, including one continuous growing season.
B. Any delay in completion of the planting operations which extends the planting into more than one planting season shall extend the Warranty Period correspondingly.
C. Warranty shall commence on date identified in the Certificate of Substantial Completion, to be provided by the Landscape Architect.
D. Replacements: plants of same size and species as specified, with a new warranty commencing on date of replacement.

Part 2 - PRODUCTS

2.1 SUBSTITUTIONS:

A. Substitutions will not be permitted, except as follows: If proof is submitted to the Landscape Architect that any plant specified is not available, a proposal will be considered for use of nearest equivalent size or variety with an equitable adjustment of Contract price. Such proof shall be substantiated and submitted in writing by the Contractor within 30 days after effective date of Notice to Proceed. These provisions shall not relieve Contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.

2.2 PLANT MATERIALS

- A. Quantities given for plant materials are shown for convenience only. Provide plants shown on the Drawings.
B. Trees, shrubs, vines and groundcovers shall be species and size identified in plant schedule, nursery grown in climatic conditions similar to those in locality of the Work as shown on the Drawings.
C. Plants shall be typical of their species or variety, showing normal habits of growth, and be sound, healthy and vigorous, well-branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae, and have healthy, well-developed root systems.
D. Trees shall have straight trunks with the leader intact, undamaged and uncut. Trees with damaged or crooked leaders, or multiple leaders, unless specified, will be rejected. Trees with abrasions of the bark, sunscalds, disfiguring knots, or fresh cuts of limbs over 3/4" which have not completely calloused over will be rejected.
E. Measure all trees and shrubs when their branches are in their normal position. Height and spread dimensions when specified refer to main body of the plant, not to branch or root tip to tip.
F. Do not prune plants prior to Preliminary Inspection and Approval.
G. Container Stock: Grown in containers in which delivered for minimum of six months but not over two years. Samples must be shown to prove that no rootbound condition exists. Any plants which are removed from their containers prior to planting for the purpose of establishing occurrence of rootbound conditions shall be replaced at no additional cost to the Owner.
H. Furnish quantities necessary to complete the Work shown on the Drawings. Quantities on the Plant List, if shown, are given only for the convenience of the Contractor. Any discrepancy in the quantities given in the Plant List shall not entitle the Contractor to additional remuneration.

2.3 BACKFILL MATERIALS:

- A. Slow-release Fertilizer Tablets shall be AGRI-FORM PLANT TABS, placed in the plant pits at the following rates:
1 gallon plants - 1 tablet
5 gallon plants - 2 tablets
15 gallon & 24" box trees - 4 tablets
B. Backfill Mix for all plant materials shall be two parts existing soil from plant pit (including amended topsoil), free of rocks, clods or lumpy material, and one part organic wood residual material (or as specified in the Soils Analysis Report).
C. Organic Material: Nitrogen-fortified wood residual as follows:
Min. 95% passing 4 mesh screen
Min. 80% passing 8 mesh screen
Nitrogen content: 0.5% based on dry weight for redwood sawdust
0.7% based on dry weight for Fir sawdust
1.0% based on dry weight for Fir or pine bark
(Pine sawdust is not acceptable)
D. Water: Clean, fresh and free of substances or matter which could inhibit vigorous growth of plants.

2.4 MULCH MATERIALS:

- A. Bark Mulch: 3" depth of 3/4" to 1-1/2" redwood bark mulch, free of growth- or germination-inhibiting ingredients. Shredded bark ("gorilla hair") is not acceptable.

2.5 ACCESSORIES:

- A. Stakes, ties, wood headers, tree grates and root barriers shall be as shown on the Drawings.

2.6 SOURCE QUALITY CONTROL:

- A. Inspect plant material at source to verify acceptability.

2.7 CERTIFICATION:

- A. Provide certification of inspection by County or other authorities having jurisdiction for approval of plants supplied.

Part 3 - EXECUTION

3.1 EXAMINATION:

- A. Verify that existing conditions are satisfactory for work of this Section to begin. Beginning installation means acceptance of existing conditions.

3.2 PLANTING:

- A. Locate plants as shown on the Drawings for review and final placement by the Landscape Architect prior to digging plant pits. Provide seven days advance written notice to Landscape Architect prior to delivery and placement of plants, for material inspection and field adjustments.
B. Set plants vertical.
C. Excavate plant pits with vertical sides as shown on the Drawings.
D. Loosen edges of rootball without disturbing roots before setting plants in pits. Plants shall be subject to inspection by the Landscape Architect at any time prior to Final Acceptance to verify that rootball edges have been loosened. Any plants shown to be planted improperly shall be replaced.
E. Planting Backfill Mix shall be as specified above in PART 2.
F. Mix all planting backfill mixtures on site and stockpile for use.
G. Set plants in center of pits, plumb and straight, with root crown at such elevation that after settlement, plant crown shall be one inch above surrounding finish grade elevation.
H. When plants are set, tamp backfill mix around base of rootball to fill all voids.
I. When plant pits have been backfilled approximately 3/2 their depth, water thoroughly before installing remainder of backfill mix to top of pit. Avoid creating air pockets.
J. Form earth berm for watering basin at outside edge of rootball.
K. Groundcover Planting: Lightly cultivate groundcover areas and plant plants at spacing specified. Water thoroughly immediately following planting, taking care to avoid erosion.
L. When planting areas are dry enough to walk on, apply pre-emergent herbicide, in accordance with manufacturer's instructions.
M. Immediately after planting operations are complete, mulch all planting areas to depth of two inches.

3.3 INSTALLATION OF ACCESSORIES:

- A. Install wood headers, stakes, tree grates, ties and root barriers as shown on the Drawings.

3.4 PLANT SUPPORT:

- A. Set plants vertically with tree stakes or guys as shown on the Drawings. Loop tree ties sufficiently large, and provide guys sufficiently long, to allow for two years' growth of tree. Stake and guy immediately after planting.

3.5 PRELIMINARY INSPECTION AND APPROVAL:

- A. Request a preliminary inspection of all planting upon completion of work. Notify the Landscape Architect at least 2 days prior to inspection date. No partial approvals will be given. Completed work must be to the satisfaction of the Landscape Architect.
B. Perform any work requiring corrective action in the judgement of the Landscape Architect within fourteen days after the Preliminary Inspection, in accordance with the Drawings and Specifications, and at no additional cost to the Owner.

3.7 FINAL INSPECTION:

- A. Inspection of planting and related work shall be made at the Contractor's request upon completion of all work.
B. Notify the Landscape Architect at least 2 days prior to inspection date. Inspection and approval of the completed work establishes the beginning of the Warranty Period.

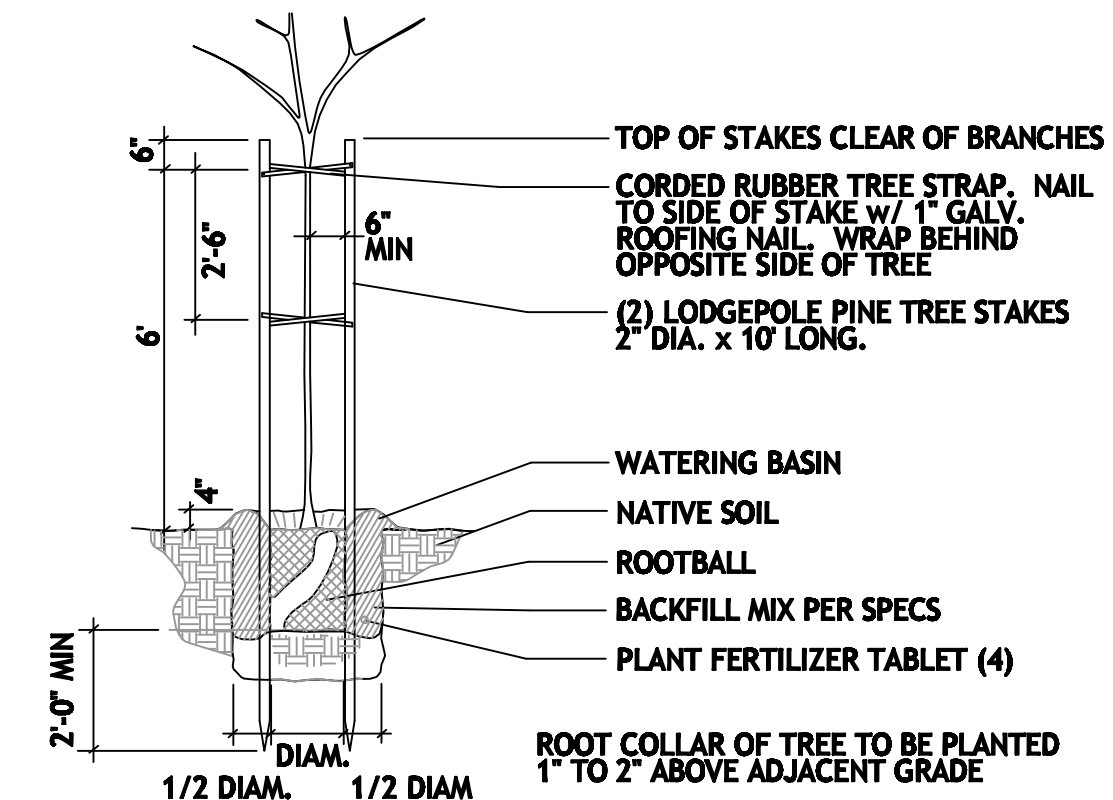
3.8 FINAL ACCEPTANCE:

- A. The work under this Contract will be accepted by the Owner and the Landscape Architect upon the satisfactory completion of all work, exclusive of the warranty replacement of plant materials.

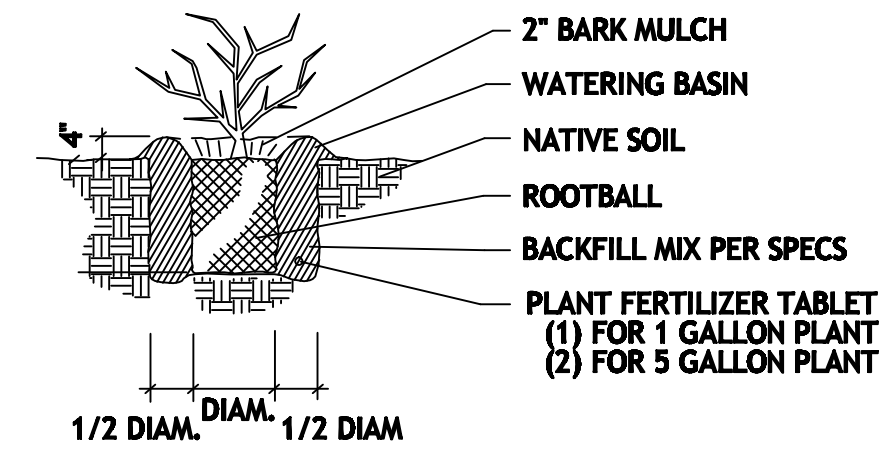
3.9 CLEAN-UP:

- A. Perform the Work under this Section so as to keep affected portions of the site neat, clean and orderly at all times. Upon completion of the Work of this Section, remove immediately all surplus materials, rubbish, and equipment associated with or used in the performance of this Work.

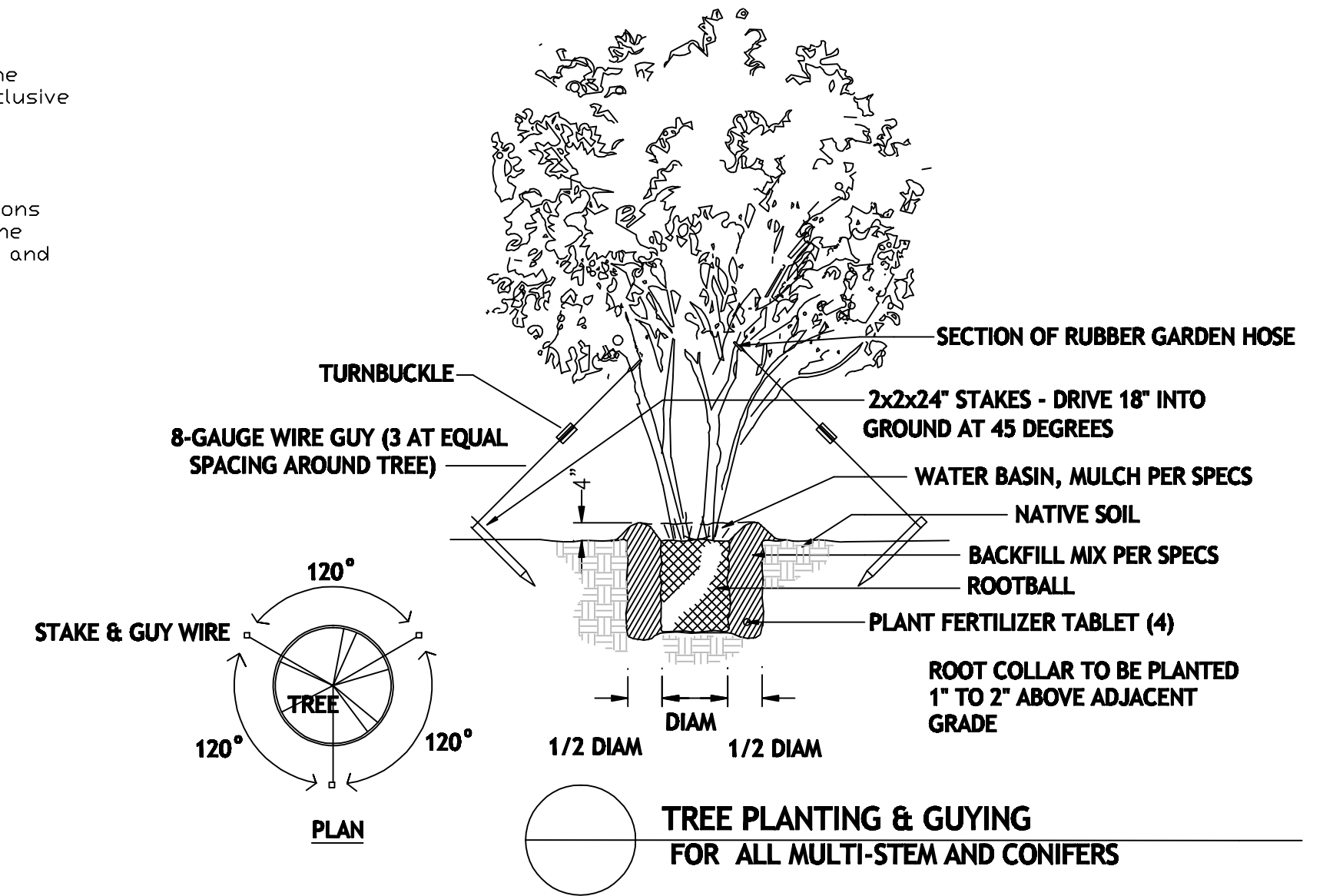
END OF SECTION



TREE PLANTING & STAKING



SHRUB PLANTING



TREE PLANTING & GUYING FOR ALL MULTI-STEM AND CONIFERS



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Table with 2 columns: REVISIONS, BY. Contains empty rows for revision tracking.

Christopher Tigh Landscape Architect logo and contact information: CA Lic. No. 2627, 516 S. Shoreline Blvd., Mountain View, CA 94041, Tel. (650) 254-1415, Fax. (650) 254-1414.

1301 - 1311 WOODSIDE RD., REDWOOD CITY, CA 94061
PLANTING SPECIFICATIONS & DETAILS

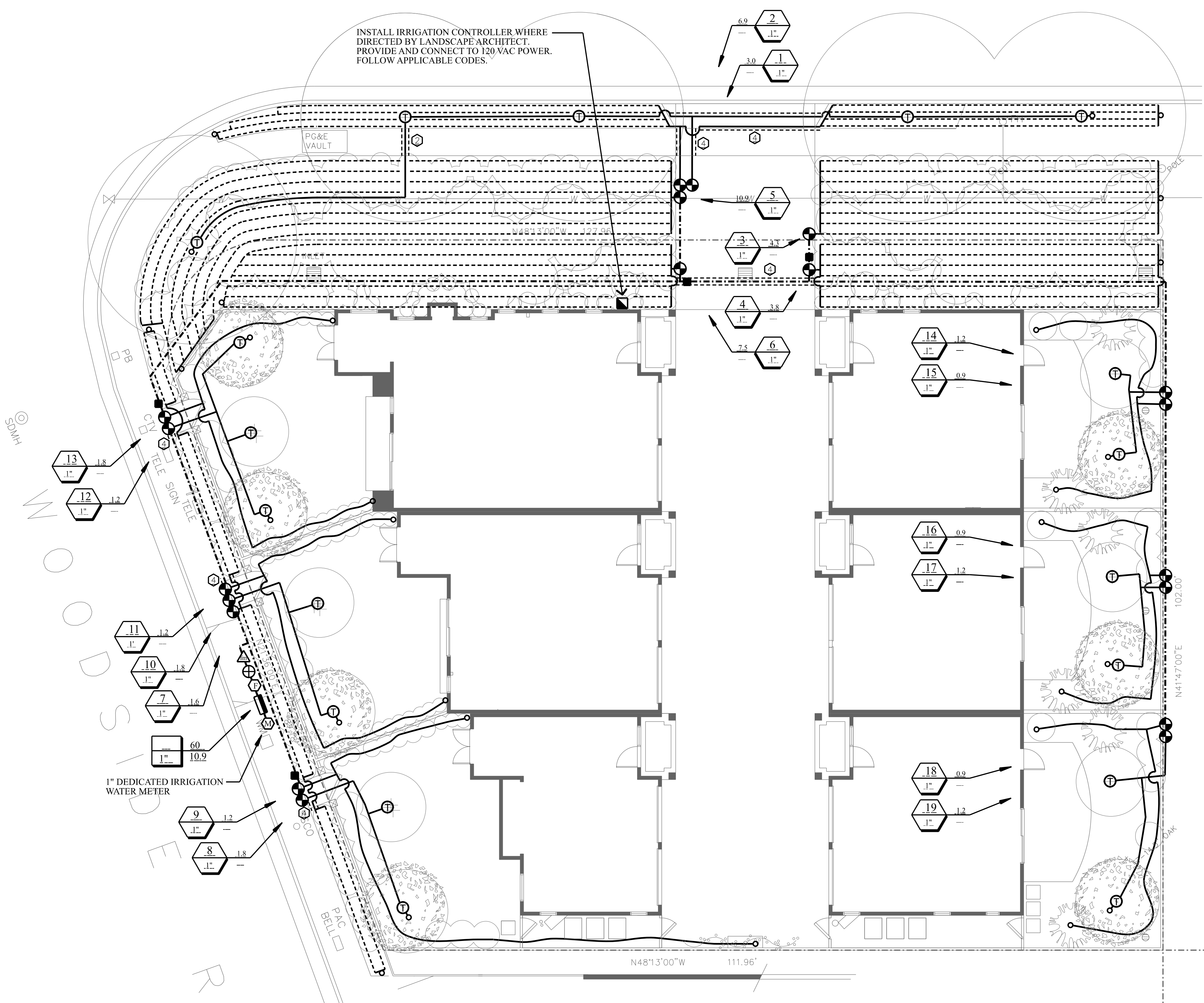
1301-1311 WOODSIDE RD.
REDWOOD CITY, CA 94061
PLANTING SPECIFICATIONS & DETAILS

Planning Review
DATE: 3/2/20
SHEET L 2



# RUTHERFORD AVE.

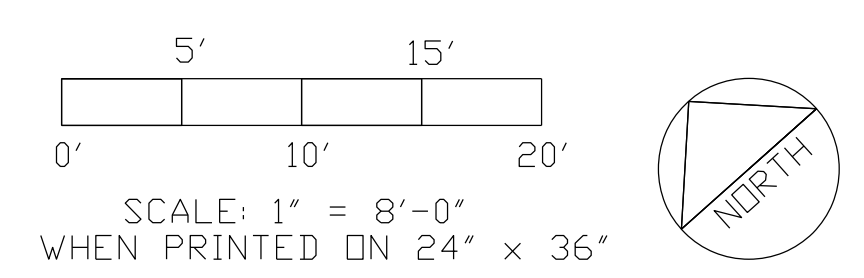
INSTALL IRRIGATION CONTROLLER WHERE DIRECTED BY LANDSCAPE ARCHITECT. PROVIDE AND CONNECT TO 120 VAC POWER. FOLLOW APPLICABLE CODES.



IRRIGATION LEGEND				
Description	MANUF.	Item Number	Misc. Info.	GPM
Tree Emitter Layout		See details		
Root Watering System	Rainbird	RWS (see tree emitter detail)	18", PCT-10 Emitter	
Emitter	Rainbird	PC-05PC	see tree emitter detail	5 gph
Emitter	Rainbird	PC-18PC	see tree emitter detail	18 gph
Emitter	Rainbird	XB206	multi outlet emitter/ 2 gph per outlet	2 gph
Controller	Hunter	PRO-HC	w/ Hydrawise Software	
Rain Sensor	Hunter	Mini-Click	Connect to Controller	
Flow Sensor	CST	FDI-T10-001	1" Flow Meter, connect to controller	0.86-52
Backflow Preventer	Wilkins	975XL2U	1"	
Filter	Amiad	Super 1"		
Control Zone Kit	Rainbird	XCZ-100-PRB-COM	Zones between 5 and 15 gpm.	
Control Zone Kit	Rainbird	XCZ-75-PRF	Zones under 5 gpm	
Master Valve	Griswold	2000 Series	Normally Closed, line size	
Quick Coupling Valve	Rainbird	44NP		
Emitter Flush Valve	Netafim		Automatic Flush	
Emitter Air Relief Valve	Netafim		At all high points of emitter zones	
Emitter Pop-up Indicator	Rainbird	OPERIND	One at end of each zone	
Main Line Pipe		Schedule 40		
Lateral Line Pipe		Schedule 40		
Emitter Line Pipe		AR Flexible PVC	1"	
In Line Emitter Tubing	Rainbird	XFS-09-12 Sub-Surface Dripline w/ copper shield	12" pipe spacing - Scaevola area only	0.9 GPH
In Line Emitter Tubing	Rainbird	XFS-09-18 Sub-Surface Dripline w/ copper shield	18" pipe spacing	0.9 GPH
Drip Line Header	Rainbird	XQF-10 Dripline Header		
Sleeve		Schedule 40	w/ size	
Controller / Station No.				
GPM / Zone				
Valve Size				
Existing Pressure				
Min. Design Pressure				
Max. System GPM				
Backflow Size				

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- Notes:
1. Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
  2. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
  3. Install a diagram of the irrigation plan showing hydrozones with the irrigation controller for subsequent management purposes.
  4. Fill out a Certificate of Completion and certify by the licensed landscape contractor for the project.
  5. Complete and provide an irrigation audit report at the time of final inspection. Audit to be performed by Certified Irrigation Auditor.



REVISIONS	BY

CA. Lic. No. 2627  
**Christopher Tigh**  
 Landscape Architect  
 516 S. Shoreline Blvd., Mountain View, CA 94041  
 Tel. (650) 254-1415

## 1301 - 1311 WOODSIDE RD., REDWOOD CITY, CA 94061 IRRIGATION PLAN

PLANNING REVIEW

DATE: 3/2/20


SHEET

**L-4**





REVISIONS	BY


  
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 Tel. (650) 254-1415  
 CA. Lic. No. 2627

**1301 - 1311 WOODSIDE RD., REDWOOD CITY, CA 94061**  
**IRRIGATION PLAN**

PLANNING REVIEW

DATE: 3/2/20

SHEET

**L-6**

Maximum Applied Water Allowance (MAWA)				
$(Eto)(0.62)[(0.45 \times LA(\text{Landscape Area})) + (0.55 \times SLA(\text{Special Landscape Area}))] = 56,574$				
Eto =	39.0	Water Use Percentage of Area		
Factor =	0.62	No Water Area	0	0.0%
LA =	4,254	Low Water Area	0	0.0%
SLA =	0	Mod. Water Area	0	0.0%
No and Low water area = 0.0%				
High Water Area 0 0.0%				
Estimated Total Water Use (ETWU)				
$(Eto)(0.62)[(PF \times HA/IE) + SLA] = 47,106$				
Total Area				4,254

Hydrozone Type	Valve Number	Irrigation Method	Plant Water Use Type	Hydrozone Area (HA)	Percent of Landscape	Plant Factor (PF)	Special Landscape Area (SLA)	Irrigation Efficiency (IE)	PF x HA	ETWU	MAWA	Over/Under MAWA	App. Rate In./Hr.	Operating Pressure PSI
Trees	1	Drip	Low	81	1.9%	0.3	0	0.81	24	725	1,077	352	1.76	30
Ground Cover	2	Drip	Low	397	9.3%	0.3	0	0.81	119	3,555	5,280	1,724	1.76	30
Shrubs	3	Drip	Low	605	14.2%	0.3	0	0.81	182	5,418	8,046	2,628	1.76	30
Shrubs	4	Drip	Low	495	11.6%	0.3	0	0.81	149	4,433	6,583	2,150	1.76	30
Shrubs	5	Drip	Low	1,038	24.4%	0.3	0	0.81	311	9,296	13,804	4,508	1.76	30
Shrubs	6	Drip	Low	632	14.9%	0.3	0	0.81	190	5,660	8,405	2,745	1.76	30
Shrubs	7	Drip	Mod	271	6.4%	0.6	0	0.81	163	4,854	3,604	1,250	1.76	30
Trees	8	Drip	Mod	32	0.8%	0.6	0	0.81	19	573	426	148	1.76	30
Shrubs	9	Drip	Mod	111	2.6%	0.6	0	0.81	67	1,988	1,476	512	1.76	30
Trees	10	Drip	Mod	32	0.8%	0.6	0	0.81	19	573	426	148	1.76	30
Shrubs	11	Drip	Mod	83	2.0%	0.6	0	0.81	50	1,487	1,104	383	1.76	30
Trees	12	Drip	Mod	48	1.1%	0.6	0	0.81	29	860	638	221	1.76	30
Shrubs	13	Drip	Mod	81	1.9%	0.6	0	0.81	49	1,451	1,077	374	1.76	30
Trees	14	Drip	Mod	32	0.8%	0.6	0	0.81	19	573	426	148	1.76	30
Shrubs	15	Drip	Mod	84	2.0%	0.6	0	0.81	50	1,505	1,117	387	1.76	30
Shrubs	16	Drip	Mod	84	2.0%	0.6	0	0.81	50	1,505	1,117	387	1.76	30
Trees	17	Drip	Mod	32	0.8%	0.6	0	0.81	19	573	426	148	1.76	30
Shrubs	18	Drip	Mod	84	2.0%	0.6	0	0.81	50	1,505	1,117	387	1.76	30
Trees	19	Drip	Mod	32	0.8%	0.6	0	0.81	19	573	426	148	1.76	30
				4,254			0			47,106	56,574	9,468		

**IRRIGATION NOTES**

- LOCATE AND CLUSTER VALVES NEXT TO PATHWAYS WHERE POSSIBLE, SO THAT REPAIRS CAN BE MADE FROM THE PAVED SURFACE. OBTAIN APPROVAL OF LOCATION FROM LANDSCAPE ARCHITECT
- VALVE BOX COVERS IN VALVE BOXES TO BE BLACK IN COLOR.
- INSTALL CONTROLLERS WHERE DIRECTED BY LANDSCAPE ARCHITECT
- MAP EACH ZONE AND GRAPHICALLY SHOW THE LOCATION OF EACH ZONE ON A PLASTIC ENCLOSED 8" X 11" CARD.
- MAKE WIRE SPLICES WITH 3M DRY SPLICE KITS.
- USE 14GAUGE WIRE BETWEEN CONTROLLER AND VALVES. TAG EACH WIRE AT CONTROLLER WITH VALVE NUMBER.
- WIRE COLOR AS FOLLOWS:  
COMMON-WHITE CONTROLLER 'A' - RED
- INSTALL ONE (1) SPARE CONTROLLER WIRE FOR EACH VALVE CLUSTER ALONG THE ENTIRE MAINLINE. SPARE WIRES SHALL BE THE SAME COLOR WITH A WHITE STRIPE AND OF A DIFFERENT COLOR THAN OTHER CONTROLLER WIRES. LOOP 36 " EXCESS WIRE INTO EACH STAND ALONE VALVE BOX.
- INSTALL METALLIC PURPLE LOCATOR TAPE OVER MAINLINES NO LESS THAN 12 INCHES BELOW FINISH GRADE.
- INSTALL MAINLINE PVC PIPE USING HEAVY BODIED GRAY PVC GLUE, IPS CORP. 2711 OR APPROVED EQUAL, AND PREPARE WITH PURPLE PRIMER.
- INSTALL 1/2 INCH MESH GALVANIZED WIRE BELOW EACH VALVE BOX, INCLUDING THOSE FOR QUICK COUPLING VALVES, MASTER VALVE, FLOW SENSOR AND WIRE SPLICES. ENCIRCLE THE VALVE BOX WITH WIRE MESH SO THAT IT CANNOT BE FILLED WITH DIRT BY GOPHERS.
- VERIFY WORKING WATER PRESSURE. REPORT FINDINGS TO OWNER AND RECEIVE WRITTEN PERMISSION TO PROCEED, BEFORE BEGINNING CONSTRUCTION.
- CONNECT CONTROLLER TO IRRIGATION SYSTEM. PROVIDE ALL EQUIPMENT, PARTS AND CONNECTIONS NECESSARY FOR COMPLETE CONNECTION TO CONTROLLER.
- BORE UNDER EXISTING SIDEWALKS. INSTALL SLEEVES FOR IRRIGATION PIPING AND WIRES. DO NOT REMOVE EXISTING PAVING UNLESS OTHERWISE SPECIFIED.
- PERFORM BACKFLOW TEST BY CERTIFIED CALIFORNIA NEVADA SECTION (A WWA) BACKFLOW PREVENTION TESTER AND PROVIDE DOCUMENTATION TO OWNER.
- INSTALL WIRE FROM CONTROLLER TO FLOW SENSOR AND MASTER VALVE IN CONDUIT.



**IRRIGATION NOTES**

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**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT I**

July 11, 2019

Moshe Dinar  
PO Box 70601  
Oakland, CA 94612

Dear Mr. Dinar:

**SUBJECT: Summary of County Comments and Comments/Questions Received at a Major Development Pre-Application Public Workshop on June 3, 2019**  
**County File Number: PRE 2018-00054**

Thank you for your participation in the public workshop held on June 3, 2019 at the San Mateo County Government Center at 455 County Center, Room 101 in Redwood City, regarding the Merger and Major Subdivision of two parcels (APNs 069-311-340, 069-311-250) located at 1301 and 1311 Woodside Road in the unincorporated Sequoia Tract of San Mateo County. The subject parcels, currently zoned R-1/S-74 (One-Family Residential; S-74 Combining District), are proposed to be re-zoned to R-3/S-3 (Multiple-Family Residential; 5,000 square foot minimum parcel size) to allow for higher density housing. You provided conceptual plans for six (6) three-story townhomes (18,550 sq. ft. total) to illustrate potential development under the proposed R-3/S-3 Zoning. The two (2) existing single-family residences are proposed to be demolished. The project was redesigned from a 10-unit apartment building based on comments received at pre-application public workshop held on June 21, 2017 (PRE2017-00012).

The information and comments exchanged are invaluable in fostering an understanding of the surrounding community's concerns and comments about the project. The purpose of this letter is to summarize the comments received at the workshop and include additional comments received from the County and other reviewing departments and interested parties.

Besides the applicant, there were about 30 members of the public in attendance at the meeting (18 of which signed the meeting "Sign-In" sheet). Prior to the meeting, staff received an email from one interested neighbor expressing concern about the project, mainly regarding density.

### **SUMMARY OF CONCERNS REGARDING THE PROJECT**

Generally, interested members of the public in attendance at the meeting expressed concerns regarding the proposed re-zoning. There was a strong consensus that the project would negatively impact the community and neighborhood as supported by the comments listed below:



1. **Single-Family Homes on Substandard Lots:** Members of the public suggested subdividing the parcels to create lots for multiple single-family detached homes in lieu of the proposed six townhouses. One neighbor specifically noted that four lots would present the ideal configuration and that many of the lots in Sequoia Tract historically were and still are approximately 2,550 square feet.

*Staff Input:* Accounting for the combined square footage of both parcels at 13,068 sq. ft., the existing zoning, R-1/S-74, would not allow for more than two lots which would be the same as the existing condition. Each lot in the R-1/S-74 Zoning District must be a minimum of 5,000 square feet. In addition, in light of the County Second Unit Regulations, four dwelling units could be achieved without the need for a subdivision although the units could not be individually sold. A re-zoning to a Planned Unit Development (PUD) would be necessary to create lots which are less than 5,000 sq. ft. in size.

2. **Zoning and Property Rights:** Comments were raised that the proposed rezoning is not in compliance with the intent of the S-74 Zoning Regulations which were specifically passed to reduce the size and bulk of the structures in Sequoia Tract. Comments questioned the precedent and reasoning for R-3 Zoning in Sequoia Tract.

*Staff Input:* When examining the zoning in the unincorporated Sequoia Tract area, the proposed rezoning of the two subject parcels would be consistent with the general multi-family zoning concentrated on Woodside Road. These parcels are among the few remaining along Woodside Road in the vicinity of the project site that are zoned for a single-family residential use. While the County's General Plan (Policies 8.1, 8.3, 8.15, and 8.31) and Housing Element (Policies HE 17 and HE 44) generally encourage the exploration of opportunities for multi-family residential development in urban neighborhoods and along major corridors such as Woodside Road, rezonings are a discretionary act subject to public comment, California Environmental Quality Act (CEQA) review, Planning Commission recommendation, and Board of Supervisors approval.

3. **Visual Impact and Privacy:** Comments suggested that the proposed design of the project does not fit in with surrounding development or the single-family detached residential neighborhood as a whole. Comments focused primarily on the height of the proposed townhouses. The comments predominantly noted that three-story structures would not complement the adjacent area of smaller single-family homes. There were also concerns about the shadows that the building would cast upon adjacent properties and that the balconies located on the east side would look onto adjacent, causing privacy concerns.

The applicant stated that a shadow study will be voluntarily provided and that ample landscaping will be proposed for screening purposes to account for privacy issues.

*Staff Input:* The proposed size of the building would be allowed if the zoning were to be changed to R-3/S-3. There are multiple R-3 Zoned areas along Woodside Road that

*back up to single-family residential zoned areas, including Nimitiz Avenue, Alexander Avenue, Rutherford Avenue (the subject street), and Santiago Avenue. In addition, the rear (east side) setback of the structure from the east side property line is 20 feet and meets the requirement of the S-3 Regulations. In terms of the concerns regarding shadows and privacy, the project would not require a design review permit, and, therefore, findings regarding architectural compatibility with the neighborhood are not required.*

4. **Parking:** Comments suggested that the proposed project would exacerbate parking problems that the neighborhood is already experiencing. The applicant stated that, if the project were reduced to three or four single-family detached units, the properties may have the potential to be overparked with two cars in a covered parking space and an unpredictable number of cars parked in the yard areas. Comments indicated that each townhouse may have more than two cars associated with it and would result in extra parked cars on Rutherford Avenue.

*Staff Input: The proposed on-site parking spaces comply with the number of parking spaces required for the proposed development pursuant to Section 6119 of the County Zoning Regulations. Additionally, as part of the California Environmental Quality Act (CEQA) review process, Planning Staff will require a traffic report which will consider traffic and parking impacts of the project and require mitigation measures for significant impacts. Staff has determined that an Initial Study/Negative Declaration (IS/ND) will be prepared to meet CEQA requirements. Traffic, parking, and other potential environmental impacts will be reviewed in the IS/ND which will have a public review period of 20 days prior to the Planning Commission public hearing.*

5. **Traffic and Hazards:** Comments suggested that the proposed project will generate additional traffic from the tenants of the proposed townhouses and create new traffic hazards. In addition, neighbors noted that many cars passing through Rutherford Avenue exceed the posted speed limit of 25 mph and that the additional traffic generated from the proposed townhouses will exacerbate this issue. One neighbor suggested there is a sight distance issue, citing an experience where they were struck by a car making a right turn onto Rutherford Avenue from Woodside Road. Comments suggested that entry/exit from Woodside Road into the project site would be more desirable.

The applicant stated that an entry/exit from Woodside Road would result in the loss of one unit, making the project financially infeasible. In addition, he claimed that it is less dangerous to exit onto Rutherford Avenue since Woodside Road is a major thoroughfare.

*Staff Input: When the application for the proposed project is submitted, the applicant will be required to submit a traffic report to determine if there will be any significant environmental impacts that may be caused by this project including potential traffic impacts, including the creation of new traffic hazards and, if so, the identification of mitigation measures. The analysis will be included in the IS/ND required for the project.*

6. **Water and Sewer Services:** A comment suggested that adequate water and sewer service capacity may not be available to serve the proposed project. Such comments included that the existing water and sewer mains would not have the ability to serve the needs of a multi-family development.

*Staff Input:* As part of the pre-application process, plans were sent to the California Water Service (Bear Gulch) and the Fair Oaks Sewer District, who did not have comments regarding capacity issues at this time. At the time the applicant submits a formal application, the plans will be routed to the California Water Service and the Fair Oaks Sewer District for review.

7. **Affordable Housing:** Comments suggested that the proposed project will consist of condominiums that will not be affordable to most of the general public. The applicant stated that the proposed project would have one affordable unit as required by the County. Additional concerns were raised regarding the possibility of the developer paying in-lieu fees instead of directly providing affordable housing units. Comments suggested that the one (1) affordable unit provided and the six (6) units overall would not significantly impact the state's housing crisis. One resident commented that they would like to see more affordable housing but not in the proposed location.

*Staff Input:* Because the project includes five or more new dwelling units, 20% of the units (1 unit) must be affordable per the County Inclusionary Requirement for Affordable Housing Ordinance. Though the applicant does have the option to request to pay an in-lieu fee rather than providing the affordable unit, this request would be subject to the approval by the County's Planning and Building Department and Department of Housing. Historically, the County has opted to reject such requests with a preference for the affordable unit(s) to be built.

8. **Short Term Rentals:** A member of the public raised concern regarding some or all of a given unit being used for short term rental purposes.

*Staff Input:* Short term rentals are not allowed on the Bayside of the County at this time.

#### **SUMMARY OF PUBLIC COMMENTS IN SUPPORT OF THE PROJECT**

1. **Housing Stock Shortage in the San Francisco Bay Area:** Comments suggested that modern day new residential construction should consist of denser developments with smaller rooms than in the past and that the density of the proposed project works to address the overall shortage of housing in the San Francisco Bay Area. A member of the public commented that one of the only ways to combat increasing prices in the housing market is to build more housing, following the principal of supply and demand.
2. **Proximity to Commercial Area:** A comment noted that the location's proximity to retail and commercial areas makes it more likely that the residents will walk rather than drive for errands.

3. **Revised Architectural Design:** Comments overwhelmingly suggested that the revised design is a marked improvement from the original apartment complex proposal.

### **WRITTEN COMMENTS**

In summary, prior to and after the meeting, Planning Staff received a total of one (1) written comment from the public in opposition. The comment was generally similar to those received during the meeting.

### **COMMENTS FROM OTHER REVIEWING AGENCIES**

To date, Planning Staff has received preliminary comments from the following agencies:

#### **County Current Planning Section**

#### **Compliance of Project Plans with the Proposed R-3 (Multiple-Family Residential) District/S-3 Combining District Regulations:**

1. The proposed zoning would allow the proposed project as multi-family residential is a permitted use in the R-3 Zoning District.
2. Upon a preliminary review against the S-3 Combining District Regulations, the project appears to comply with the setbacks required (20-foot front/rear, 10-foot right side, and 5-foot left side).
3. Upon a preliminary review against the S-3 Combining District Regulations, the project appears to comply with the maximum height permitted (32 feet 6 inches high measured from average finished grade to average roofline of the 36 feet maximum allowed).
4. Upon a preliminary review against the S-3 Combining District Regulations, the project appears to comply with the lot coverage requirement (40.7% of the parcel area covered by structures 18 inches or more above ground where 50% of the parcel size is the maximum allowed). The project proposes 5,395 sq. ft. of lot coverage.
5. Upon a preliminary review against the County Parking Regulations, the project appears to be in compliance with the number of parking spaces required for dwellings (two covered parking spaces for each dwelling unit with two bedrooms or more) with 12 covered parking spaces. The depth of the parking spaces for Houses A, B, D, E, and F do not meet the minimum depth of 19 feet.
6. The additional application requirements listed below, as well as the project's compliance with all applicable County Zoning Regulations and General Plan policies will contribute toward Planning Staff's subsequent recommendation to the Planning Commission.



7. Should the applicant move forward with an application for the project as proposed, the required application would include a Merger, General Plan Amendment, Zoning Amendment, Major Subdivision, and a Tree Removal Permit.
8. The application shall include a traffic study, as prepared by a licensed transportation engineer or consultant. The traffic study shall include an evaluation of the factors listed in the Transportation Section of the County's Initial Study Checklist and must include an assessment of the traffic impacts from other recently completed or pending. The traffic study must address both Level of Service (LOS) and VMT (Vehicle Miles Traveled) to address the requirements of California State Law Senate Bill 743 (SB 743).
9. The applicant shall submit a landscape documentation package compliant with the state's Model Water Efficient Landscape Ordinance.
10. An arborist report shall be required that addresses potential construction impacts on all significant or heritage trees on-site and those off-site whose driplines would be encroached on during construction or by the development itself.
11. The applicant shall include an erosion and sediment control plan with the application. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. A separate tree protection plan may also be required as part of the building permit. Tree protection measures shown on the plans should reflect the measures recommended by the project arborist. Species and size of trees shall be indicated on the plan (size shall be measured by diameter at breast height (DBH)).
12. Should the applicant move forward with an application for the project as proposed, the application and all supporting documents and materials would be subject to review and approval by several agencies, including but not limited to: County Building Inspection Section, County Department of Public Works, County Geotechnical Section, County Drainage Section, California Water Service, Fair Oaks Sewer District, Menlo Park Fire Protection District, and Caltrans. Agencies may request additional information if needed.
13. Provide a breakdown of the floor area of each unit.
14. The provided inclusionary unit shall comply with Section 7914(1), subsections (b) and (c) of the County Inclusionary Requirement for Affordable Housing Ordinance. The inclusionary unit must be designated and shall be subject to the review of the Planning Section.

**County Building Inspection Section**

15. The proposed project requires a building permit from the County of San Mateo Planning and Building Department.

**County Geotechnical Section**

16. A geotechnical report shall be required at the Planning permit stage.

**County Drainage Section**

17. A completed C3/C6 form, a preliminary drainage analysis, and drainage and grading plans shall be required at the Planning permit stage. This is a potential C3 Project.

**County Department of Public Works**

18. Prior to the issuance of the Building Permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
19. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist or provide for the creation of new easements, providing for this access, prior to issuance of building permit or recordation of the Final Map.
20. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
21. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
22. Future development of any and all parcels resulting from the approved subdivision must comply with these requirements. The applicant shall note the requirements in the deeds for each parcel, copies of which shall be provided to the Planning Department, and shall disclose the requirement to any potential buyer(s). Each parcel shall be tagged by the Planning Department with this requirement, and no permits shall be issued for any development of the parcel(s) until this requirement is met. Prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Planning Department for conformance with this condition.

23. Prior to recording the final map, the applicant will be required to submit to the Department of Public Works a complete set of improvement plans including all provisions for roadways, driveways, utilities, storm drainage, and stormwater treatment, all in accordance with the County Subdivision Regulations and County Standard Details. Improvement plans must be accompanied by a plan review deposit in the amount of \$1,000 made payable to the County of San Mateo Department of Public Works.

Upon the Department of Public Works' approval of the improvement plans, the applicant will be required to execute a Subdivision Improvement Agreement and post securities with the Department of Public Works as follows:

- a. Faithful Performance - 100% on the estimated cost of constructing the improvements;
  - b. Labor and Materials - 50% of the estimated cost of constructing the improvements.
24. The applicant shall submit a Parcel Map to the County Surveyor in the Department of Public Works for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter Department conditions have been met.
25. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.

### **CalTrans**

26. There are roadside signs and a utility box that may conflict with the proposed seat wall at the property line. Temporary and/or permanent relocation of these items will need to be coordinated with Caltrans prior to construction. Any increase in flow to the State drainage system needs to be metered back to existing conditions.
27. This project should include the removal of the existing driveway on SR 84 (Woodside Road). If left in place the driveway could be mistaken as an ADA curb cut as it may align with one of the front gates.
28. The traffic report shall analyze the project's primary and secondary effects on pedestrians, bicyclists, travelers with disabilities, and transit users, including countermeasures and trade-offs resulting from mitigating VMT increases. Access for pedestrians and bicyclists to transit facilities must be maintained. We suggest this project be conditioned to encourage active transportation and transit use, which may include the following strategies:
- Fix-it bicycle repair station(s);

- Secured bicycle storage for residents, and bicycle parking for visitors;
  - Real-time transit information for nearby SamTrans bus routes operating on SR 84 including routes 72, 275, and 278;
  - Subsidized transit passes for residents; and
  - Shuttle service to Redwood City Caltrain Station, approximately 2.2 miles north of the project site.
29. Please be advised that any work or traffic control that encroaches onto the State right-of-way (ROW) requires an encroachment permit that is issued by Caltrans. To obtain an encroachment permit, a completed encroachment permit application, environmental documentation, and six (6) sets of plans clearly indicating the State ROW, and six (6) copies of signed and stamped traffic control plans must be submitted to: Office of Encroachment Permits, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660. To download the permit application and obtain more information, visit <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

The formal application, including all plans and materials cited earlier in this letter, should consider the comments discussed above. If you have any questions regarding this summary or need assistance with application requirements, please feel free to contact me at 650/363-4582 or by email at: [rpanglao@smcgov.org](mailto:rpanglao@smcgov.org).

Sincerely,



Ruemel Panglao  
Project Planner

RSP:cmc – RSPDD0348\_WCN.DOCX

cc: Board of Supervisors  
Planning Commission  
Steve Monowitz, Community Development Director  
Lisa Aozasa, Deputy Director  
Planning Director, City of Redwood City  
Menlo Park Fire Protection District  
California Water Service – Bear Gulch  
County Department of Public Works  
County Building Inspection Section  
County Geotechnical Section  
County Drainage Section

CalTrans

Property Owners within a 500-foot Radius of the Proposed Project

Interested Members of the Public who signed the "Sign-In Sheet" at the meeting:

Christopher Imbach

Lydia Guevara

Anand Chabra

Shaun Saperstein

Sara Bolin

Terri Mullen

Barbara Reynolds

John McGirr

Douglas McLean

Leota McLean

Marjory Luxenberg

Lynn Montoya

James Lalikos

Dan Curran

Debbie Householder

Simone Neuhausler

Caitlyn Mason



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ATTACHMENT J**

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT  
MITIGATED NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Re-Zone, General Plan Amendment, and Major Subdivision for Six Townhouses, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2019-00252

OWNER: Kardosh Mounir

APPLICANT: Moshe Dinar

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): N/A

ASSESSOR'S PARCEL NO.: 069-311-250 and 069-311-340

LOCATION: 1301 and 1311 Woodside Road, Sequoia Tract

**PROJECT DESCRIPTION**

The applicant requests a General Plan Amendment, Major Subdivision, Zoning Amendment, and Grading Permit to construct a six (6) unit 18,550 sq. ft. townhouse complex. The project proposes to amend the General Plan designation from Medium Density Residential to High Density Residential and rezone an existing 18,951 sq. ft. parcel from single-family residential (R-1/S-74) to multi-family residential (R-3/S-3) zoning. The project involves 220 cubic yards of cut and 60 cubic yards of fill and the removal of ten (10) significant trees. The two (2) existing single-family residences are proposed to be demolished.

**FINDINGS AND BASIS FOR A NEGATIVE DECLARATION**

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:
  - a. Create impacts which have the potential to degrade the quality of the environment.
  - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
  - c. Create impacts for a project which are individually limited, but cumulatively considerable.
  - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

**Mitigation Measure 1:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

- a. Water all active construction areas at least twice daily.
- b. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.



**Mitigation Measure 2:** The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

**Mitigation Measure 3:** The design of the proposed development (upon application submittal of the Building Permit) on the subject parcel shall generally follow the recommendations cited in the geotechnical reports and letter prepared by Summit Engineering regarding seismic criteria, grading, concrete mat or slab on grade construction, and surface drainage. Any such changes to the recommendations by the project geotechnical engineer cited in this report and subsequent updates shall be submitted for review and approval by the County's Geotechnical Engineer.

**Mitigation Measure 4:** At the time of building permit and encroachment permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet, or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. No erosion or sediment control measures will be placed in vegetated areas.
- m. Environmentally-sensitive areas shall be delineated and protected to prevent construction impacts.
- n. Control of fuels and other hazardous materials, spills, and litter during construction.
- o. Preserve existing vegetation whenever feasible.

**Mitigation Measure 5:** To provide adequate sight distance, a fifteen-foot curb segment next to the driveway on Rutherford Avenue should be painted red to indicate no parking is allowed. The applicant shall apply for this through the Department of Public Works and attain approval.

**Mitigation Measure 6:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process as required by State Assembly Bill 52 shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

**Mitigation Measure 7:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

**Mitigation Measure 8:** Inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

RESPONSIBLE AGENCY CONSULTATION

San Mateo County Planning and Building Department

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: August 11, 2021 to September 10, 2021

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., September 10, 2021.**

CONTACT PERSON

Ruemel Panglao  
Project Planner, 650/363-4582  
[rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)



Ruemel Panglao, Project Planner

RSP:cmc – RSPFF0695\_WCH.DOCX

County of San Mateo  
Planning and Building Department

**INITIAL STUDY  
ENVIRONMENTAL EVALUATION CHECKLIST**  
(To Be Completed by Planning Department)

1. **Project Title:** Re-Zone, General Plan Amendment, and Major Subdivision for Six Townhouses
2. **County File Number:** PLN 2019-00252
3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Ruemel Panglao, Project Planner, 650/363-4582, [rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)
5. **Project Location:** 1301 and 1311 Woodside Road, Sequoia Tract
6. **Assessor's Parcel Number and Size of Parcel:** 069-311-250 (0.22 acres) and 069-311-340 (0.08 acres)
7. **Project Sponsor's Name and Address:** Moshe Dinar, Architect, PO Box 70601, Oakland, CA 94612
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A
9. **General Plan Designation:** Medium Density Residential
10. **Zoning:** R-1/S-74 (One-Family Residential/S-74 Combining District)
11. **Description of the Project:** The applicant requests a General Plan Amendment, Major Subdivision, Zoning Amendment, and Grading Permit to construct a six (6) unit 18,550 sq. ft. townhouse complex. The project proposes to amend the General Plan designation from Medium Density Residential to High Density Residential and rezone an existing 18,951 sq. ft. parcel from single-family residential (R-1/S-74) to multi-family residential (R-3/S-3) zoning. The project involves 220 cubic yards of cut and 60 cubic yards of fill and the removal of ten (10) significant trees. The two (2) existing single-family residences are proposed to be demolished.
12. **Surrounding Land Uses and Setting:** The subject parcels are zoned R-1/S-74 and are directly bordered by Rutherford Avenue to the north, Woodside Road to the west, single-family residences to the east, and a commercial building to the south. Across Rutherford Avenue to the north is an apartment complex and to the west across Woodside Road is an apartment complex and commercial development. The greater surrounding area is comprised of single-family residences, commercial buildings and apartment complexes. Along Woodside Road, all of the areas on the west side and many parcels on the east side are located within the incorporated areas of Redwood City rather than the unincorporated San Mateo County areas. Each subject parcel is currently developed with a single-family residence.

13. **Other Public Agencies Whose Approval is Required:** N/A
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:** *(NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (see Public Resources Code Section 21080.3.2.). Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality).*

This project is not subject to Assembly Bill 52, as the County of San Mateo has no records of requests for formal notification of proposed projects within the County from any traditionally or culturally affiliated California Native American Tribes. However, the County seeks to satisfy the Native American Heritage Commission’s best practices and has referred this project to the Native American Tribes recommended for consultation by the Native American Heritage Commission. As of the date of this report, no tribes have contacted the County requesting formal consultation on this project.

**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” or “Significant Unless Mitigated” as indicated by the checklist on the following pages.

	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
	Air Quality	X	Hydrology/Water Quality	X	Transportation
	Biological Resources		Land Use/Planning	X	Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Wildfire
X	Geology/Soils	X	Population/Housing	X	Mandatory Findings of Significance

**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. 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. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant with Mitigation 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 “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. 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.
  - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures 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.
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.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

<b>1. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p><b>Discussion:</b> The project parcels are not located in a scenic vista area. The area in and around the project site is highly urbanized and developed with varying levels of density and intensity. The proposed development will not have an adverse impact on views from existing residential areas and Rutherford Avenue as there is no scenic vista or protected visual resource, as noted previously, and existing trees and structures on the project site already present a large and tall visual mass from the surrounding one- and two-story structures. From Woodside Road, the height and massing of the proposed structure will be similar to that found in the highly urbanized vicinity.</p> <p>Given the site and surrounding setting, future redevelopment of the property would not have a substantial adverse impact on a scenic vista, views from existing residential areas, public lands, water bodies, or roads.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p><b>Discussion:</b> The project parcels are not located within a state scenic highway. In addition, there are no buildings of historical significance or rock outcroppings located on the property.</p> <p><b>Source:</b> Project Location.</p>				
1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X

**Discussion:** The project location is in an urbanized area. The project involves a rezone and general plan amendment from single-family residential zoning and medium density land use designation to multi-family residential zoning and high-density residential land use designation to accommodate a six (6) unit townhouse complex. Given the highly urbanized area and surrounding development densities, there are no scenic qualities of unique or special interest that would be impacted by the project proposal. In addition, the project location is not located in a Design Review district, scenic corridor, or any jurisdictional area that would require compliance with regulations regarding scenic quality.

**Source:** Project Plans, Project Location.

1.d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	
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**Discussion:** The project does not involve the introduction of significant light sources that would adversely affect day or nighttime views in the area as the project involves the construction of a townhouses within an existing residential area adjacent to a highly urbanized commercial area.

**Source:** Project Plans, Project Location.

1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
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**Discussion:** The project parcels are not located adjacent to a Scenic Highway or within a State or County Scenic Corridor.

**Source:** Project Location.

1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
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**Discussion:** The project parcels are not located within a Design Review District.

**Source:** Project Location.

1.g. Visually intrude into an area having natural scenic qualities?				X
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**Discussion:** Refer to staff's discussion in Section 1.a, 1.b, and 1.c, above.

**Source:** Project Plans, Project Location.



<p><b>2. AGRICULTURAL AND FOREST RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
		<i><b>Potentially Significant Impacts</b></i>	<i><b>Significant Unless Mitigated</b></i>	<i><b>Less Than Significant Impact</b></i>	<i><b>No Impact</b></i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p><b>Discussion:</b> According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project parcels are designated as "Urban and Built-up Land", and therefore does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</p> <p><b>Source:</b> Project Location, California Department of Conservation, Farmland Mapping and Monitoring Program Map, accessed June 1, 2021.</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p><b>Discussion:</b> The project parcels are not zoned for agriculture or protected by an existing Open Space Easement or a Williamson Act contract.</p> <p><b>Source:</b> Project Location, County Zoning Regulations, County GIS Maps, County Williamson Act Contracts.</p>					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p><b>Discussion:</b> The project parcels are located in a densely urbanized area of unincorporated Redwood City and therefore is not in an area identified as Farmland, suitable for agricultural activities, or considered forestland area.</p> <p><b>Source:</b> Project Location.</p>					

2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p><b>Discussion:</b> The project parcel is not located within the Coastal Zone.</p> <p><b>Source:</b> Project Location.</p>				
2.e. Result in damage to soil capability or loss of agricultural land?				X
<p><b>Discussion:</b> The project parcels have not been identified as containing agricultural lands. The project site is classified as "urban land" according to the U.S. Department of Agriculture Natural Resources Conservation Service. Given the size of the parcels and the urbanized nature of the project area, there is no damage to soil capability or loss of agricultural land associated with the project, or that would result from future development.</p> <p><b>Source:</b> Project Location, United States Department of Agriculture Natural Resources Conservation Service, Web Soil Survey, accessed June 1, 2021.</p>				
2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?  <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				X
<p><b>Discussion:</b> The project will result in an increase in the allowable density of development but will continue the designated use of the property for residential. In addition, the project parcels are not located in an area identified as forestland, timberland, or timberland zoned for timberland production.</p> <p><b>Source:</b> Project Plans, Project Location, County GIS Maps.</p>				

<p><b>3. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
	<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?		X		

**Discussion:** The Bay Area 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the current regulating air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and the climate. The project would not conflict with or obstruct the implementation of the BAAQMD's 2017 Clean Air Plan. During project implementation, air emissions would be generated from site grading, equipment, and work vehicles; however, any such grading-related emissions would be temporary and localized. Once constructed, use of the development as a six (6) unit townhouse complex would have minimal impacts to the air quality standards set forth for the region by the Bay Area Air Quality Management District.

The BAAQMD has established thresholds of significance for construction emissions and operational emissions. As defined in the BAAQMD's 2017 CEQA Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These control measures have been included in Mitigation Measure 1 below:

**Mitigation Measure 1:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

- a. Water all active construction areas at least twice daily.
- b. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.

**Source:** Project Plans, Bay Area Air Quality Management District.

3.b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?		X	

**Discussion:** As of December 2012, San Mateo County is a non-attainment area for PM-2.5. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attains the 24-hour PM-2.5 national standard. However, the Bay Area will continue

to be designated as “non-attainment” for the national 24-hour PM-2.5 standard until the BAAQMD submits a “re-designation request” and a “maintenance plan” to EPA and the proposed re-designation is approved by the Environmental Protection Agency. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact. Mitigation Measure 1 in Section 3.a. would minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

**Source:** Project Plans, Bay Area Air Quality Management District.

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?				X
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**Discussion:** See discussion in Section 3.a

**Source:** Project Plans, Bay Area Air Quality Management District.

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
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**Discussion:** The proposed project is to construct a six (6) unit townhouse complex in a highly urbanized area of unincorporated Redwood City. Once constructed, the daily use of the residences would not create objectionable odors. The proposed project has the potential to generate odors associated with construction activities. However, any such odors would be temporary and are expected to be minimal.

**Source:** Project Plans.

<b>4. BIOLOGICAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?				X

<p><b>Discussion:</b> The project site is located in a highly urbanized area of unincorporated Redwood City with the project parcels supporting existing residential development. There are no State or Federal mapped protected species located on the project site.</p> <p><b>Source:</b> Project location, California Natural Diversity Database.</p>					
4.b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?				X
<p><b>Discussion:</b> There are no riparian habitats or other sensitive natural communities located within the project area.</p> <p><b>Source:</b> Project Location, San Mateo County General Plan (Sensitive Habitats Map).</p>					
4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p><b>Discussion:</b> There are no wetlands located within the project area.</p> <p><b>Source:</b> Project Location.</p>					
4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p><b>Discussion:</b> There are no wildlife corridors or wildlife nursery sites in the project area. Given the urbanized nature of the project area, there are no substantial threats to native or migratory wildlife species.</p> <p><b>Source:</b> Project Plans, Project Location.</p>					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?			X	
<p><b>Discussion:</b> The trees on the proposed construction site were evaluated in an arborist report (Arbor Logic report) (Attachment C) prepared by ISA certified arborists James Lascot (WE-2110) and James Reed (WE-10237A). The nine (9) significant sized coast live oak trees and one (1) significant sized Italian stone pine tree proposed for removal are either in poor condition and/or</p>					

necessary to accommodate the proposed development, as these trees are within the footprint of the proposed development.

**Source:** Project Plans, Project Location, County GIS Maps, County Zoning Regulations, Arbor Logic Arborist Report (dated September 23, 2019).

4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
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**Discussion:** The site is not located in an area with an adopted Habitat Conservation Plan or Natural Conservation Community Plan, other approved regional or State habitat conservation plan.

**Source:** Project Plans, Project Location, County GIS map.

4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
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**Discussion:** The project site is not located inside or within 200 feet of a marine or wildlife reserve.

**Source:** Project Plans, Project Location, County GIS map, National Wildlife Refuge System Locator.

4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
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**Discussion:** The project site includes no oak woodlands or other timber woodlands.

**Source:** Project Plans, Project Location.

**5. CULTURAL RESOURCES.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X

**Discussion:** The project site is not listed on any State or local historical registry. Thus, the rezoning, or any future redevelopment of the site, will not cause a substantial adverse impact to a historical resource.

**Source:** Project Plans, Project Location; California State Parks Office of Historic Preservation; San Mateo County General Plan.

5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
<p><b>Discussion:</b> There are no known archaeological resources in the disturbed/developed area.</p> <p><b>Source:</b> Project Proposal, Project Location, California State Parks Office of Historic Preservation; San Mateo County General Plan.</p>				
5.c. Disturb any human remains, including those interred outside of formal cemeteries?		X		
<p><b>Discussion:</b> There are no known human remains on the project site. In case of accidental discovery, the property owner shall implement the following mitigation measure:</p> <p><b>Mitigation Measure 2:</b> The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.</p> <p><b>Source:</b> Project Location, County GIS Maps.</p>				

<b>6. ENERGY.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
<p><b>Discussion:</b> Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods.</p> <p>On June 10, 2015, the California Energy Commission adopted the 2016 Building Energy Efficiency Standards which went into effect on January 1, 2017. On May 9, 2018, the CEC adopted the 2019 Building Energy Efficient Standards, which took effect on January 1, 2020. The proposed project will be required to comply with the 2019 Building Energy Efficient Standards which will be verified by the</p>				

San Mateo County Building Inspection Section prior to the issuance of a building permit. The project would also be required to adhere to the provisions of CAL Green which established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

Construction

The construction of the project would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuels (e.g., fuel oil, natural gas, and gasoline) for automobiles (transportation) and construction equipment. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment during demolition and grading would be gas-powered or diesel powered, and the later construction phases would require electricity-powered equipment.

Operation

During operations, project energy consumption would be associated with resident and visitor vehicle trips and delivery trucks. The project is a residential development project served by existing road infrastructure. Pacific Gas and Electric (PG&E) provides electricity to the project area. Due to the proposed construction of a six (6) townhouse complex, project implementation would result in a permanent increase in electricity over existing conditions. However, such an increase to serve six (6) townhouses would represent an insignificant percent increase compared to overall demand in PG&E's service area. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities and the projected electrical demand would not significantly impact PG&E's level of service. It is expected that nonrenewable energy resources would be used efficiently during operation and construction of the project given the financial implication of the inefficient use of such resources. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is required.

**Source:** California Building Code, California Energy Commission, Project Plans.

6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
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**Discussion:** The project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Therefore, the project does not conflict with or obstruct state or local renewable energy plans and would not have a significant impact. Furthermore, the development would not cause inefficient, wasteful and unnecessary energy consumption.

**Source:** Project Plans.



7. <b>GEOLOGY AND SOILS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?  <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>		X		
<p><b>Discussion:</b> A geotechnical report was prepared for the project by Summit Engineering, dated January 25, 2020, included as Attachment E.</p> <p>The project site is located in one of the most seismically active regions of the United States. The nearest active fault is the NW-trending San Andreas Fault, located 5 miles southwest of the site. The active Seal Cove Fault is mapped 14 miles southwest of the site. Although considered inactive, a number of geologic faults are mapped nearby in the peninsula. Such are the Pilarcitos and San Mateo Faults, etc. There are also a number of active faults in the East Bay. The Hayward and Calaveras Faults are located 12 miles northeast and 17 miles east-northeast of the site, respectively.</p> <p>All these faults are currently exhibiting creep movements and micro-seismic activity and are capable of producing major earthquakes with great damage potential to both man-made and natural structures. Major Bay Area earthquakes last occurred on the Hayward, San Andreas and Calaveras Faults in the year 1868, 1989 and 1861, respectively. Other small faults are mapped in the immediate area, although none are associated with any seismic activity or considered active.</p> <p>Per the Summit Engineering report, although it is not yet possible to accurately predict when and where an earthquake will occur, it is reasonable to assume that, during their useful life, the proposed structures will suffer at least one moderate to severe earthquake. During such event, the danger from fault offset through the site is very low, but strong local shaking is likely to occur. However, foundations built on competent strata, although may suffer some damage, should perform satisfactorily during a strong event. In addition, wood-framed buildings are generally flexible enough to sustain some seismic deformations with minor or moderate structural damage. An effective surface drainage will contribute to maintaining higher shear strength, and hence stable ground.</p> <p>According to Summit Engineering, the proposed development is feasible from a geotechnical engineering standpoint based on their field and office studies, provided that the recommendations given in their report are incorporated into the design and construction of the proposed structures. They recommend the new foundations to consist of properly reinforced, on-grade, concrete mats or slabs.</p>				

They further stated that ground shaking will be the major cause of earthquake damage. The controlling seismic event will be produced by the San Andreas Fault. A significant event will produce high response accelerations and therefore high shear stresses. The site may be vulnerable to seismically triggered soil displacements, particularly if a strong shaking occurs during the wet winter months. They provide drainage recommendations to mitigate significant impacts.

Since the project location and its distance from the cited fault zone can result in strong seismic ground shaking in the event of an earthquake, the following mitigation measure is recommended to minimize such impacts to a less than significant level:

**Mitigation Measure 3:** The design of the proposed development (upon application submittal of the Building Permit) on the subject parcel shall generally follow the recommendations cited in the geotechnical reports and letter prepared by Summit Engineering regarding seismic criteria, grading, concrete mat or slab on grade construction, and surface drainage. Any such changes to the recommendations by the project geotechnical engineer cited in this report and subsequent updates shall be submitted for review and approval by the County's Geotechnical Engineer.

**Source:** Project Plans, Project Location, San Mateo County Hazards Maps, Summit Engineering Geotechnical Report (dated January 25, 2020).

ii. Strong seismic ground shaking?		X		
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**Discussion:** Pursuant to the discussion in Section 7.a.i, strong seismic ground shaking may occur in the event of an earthquake. However, the mitigation measure provided in Section 7.a.i would minimize impacts to a less than significant level.

**Source:** Project Plans, Project Location, San Mateo County Hazards Maps, Summit Engineering Geotechnical Report (dated January 25, 2020).

iii. Seismic-related ground failure, including liquefaction and differential settling?		X		
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**Discussion:** The surface deposits form part of the Qof unit consisting of Pleistocene, weathered, weakly consolidated, poorly sorted, silt, sand and gravel, often in a clay matrix, and with a generally low potential for seismic liquefaction.

The San Mateo County Hazards Map shows the subject site in Zone 3, which generally consists of unconsolidated materials mainly older, coarse-grained, alluvial fan deposits. This zone has generally low liquefaction potential, good earthquake stability, and good to fair foundation conditions.

In addition to the discussion above, the mitigation measure provided in Section 7.a.i would minimize impacts to a less than significant level.

**Source:** Project Plans, Project Location, San Mateo County Hazards Maps, Summit Engineering Geotechnical Report (dated January 25, 2020).

iv. Landslides?		X		
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**Discussion:** The project area consists of land identified as "flat land", according to the ABAG Hazard Maps and therefore, is not in a landslide susceptibility area.

Also, pursuant to the discussion in Section 7.a.i with the associated mitigation measure, the project impacts would be less than significant.

**Source:** Project Plans, Project Location, San Mateo County Hazards Maps, Summit Engineering Geotechnical Report (dated January 25, 2020), Association of Bay Area Governments, Hazards Map Viewer, accessed June 1, 2021.

v. Coastal cliff/bluff instability or erosion?

*Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*

X

**Discussion:** The project parcel is not located near any coastal bluffs.

**Source:** Project Location.

7.b. Result in substantial soil erosion or the loss of topsoil?

X

**Discussion:** The construction of the six (6) townhouses involves 220 cubic yards of cut and 60 cubic yards of fill. Total land disturbance is 0.304-acre. The project is exempt from coverage under a State General Construction Permit. The mitigation measure in Section 3.a. and the following mitigation measure are included to control erosion during both project construction activities. With this mitigation measure, the project impact would be less than significant.

**Mitigation Measure 4:** At the time of building permit and encroachment permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 ft., or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. No erosion or sediment control measures will be placed in vegetated areas.
- m. Environmentally-sensitive areas shall be delineated and protected to prevent construction impacts.
- n. Control of fuels and other hazardous materials, spills, and litter during construction.
- o. Preserve existing vegetation whenever feasible.

**Source:** Project Plans, Project Location, San Mateo County Hazards Maps, Summit Engineering Geotechnical Report (dated January 25, 2020), San Mateo Countywide Stormwater Pollution Prevention Program.

7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X	
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**Discussion:** Regarding potential for landslide, erosion, and liquefaction, see discussion in Sections 7.a and 7.b, above. Lateral spreading, subsidence, and collapse were not identified as potential geological concerns by the Summit Engineering Geotechnical Report.

**Source:** Project Plans, Project Location, Summit Engineering Geotechnical Report (dated January 25, 2020).

7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X
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**Discussion:** The project site is not located in an area with an identified risk for expansive soil.

**Source:** Project Plans, Project Location, Summit Engineering Geotechnical Report (dated January 25, 2020).

7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
<p><b>Discussion:</b> The project parcel is currently served by a municipal wastewater provider. Preliminary approval has been provided by the Fair Oaks Sewer Maintenance District to serve the proposed development.</p> <p><b>Source:</b> Project Plans, Project Location, Fair Oaks Sewer Maintenance District.</p>				
7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
<p><b>Discussion:</b> Based on the developed project site being located in a highly urbanized area, it is not expected that the project property hosts any paleontological resource or site or unique geological feature. However, in case of accidental discovery, Mitigation Measure 2 requires that, in the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery, County staff shall be notified, and the applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. As mitigated, the project would result in less than significant impacts related to the direct or indirect destruction of a unique paleontological resource or site or unique geologic feature.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				

<b>8. CLIMATE CHANGE.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
<p><b>Discussion:</b> Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO<sub>2</sub>) air emissions from vehicles and machines that are fueled by gasoline. Project-related grading and construction of the proposed residence would result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Additionally, the development of six (6) residential units is below the BAAQMD's GHG screening</p>				

criteria for multi-family residential development pursuant to Table 3-1 of the BAAQMD's May 2017 CEQA Guidelines.

Although the project scope for the project is not likely to generate significant amounts of greenhouse gases, the mitigation measure provided in Section 3.a would ensure that any impacts are less than significant.

**Source:** Project Plans, Project Location, BAAQMD CEQA Guidelines (May 2017).

8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
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**Discussion:** The proposed project does not conflict with the County of San Mateo Energy Efficiency Climate Action Plan (EECAP). The project poses to comply with multiple measures include in the checklist such as, but not limited to, residential energy efficiency financing, tree planting, solar photovoltaic system installation, traffic calming, low carbon fuel infrastructure, smart water meters, and compliance with the Green Building Ordinance. The project complies with the applicable measures and criteria of the EECAP Development Checklist as exhibited in Attachment G.

**Source:** Project Plans, 2013 San Mateo County Energy Efficiency Climate Action Plan, EECAP Checklist.

8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
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**Discussion:** The project site is located in a highly urbanized area and therefore is not defined as forestland.

**Source:** Project Location.

8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
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**Discussion:** The project site is not located near a coastal cliff or bluff.

**Source:** Project Location.

8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
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**Discussion:** The project site is not located in an area susceptible to impacts from sea-level rise.

**Source:** Project Location.

8.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p><b>Discussion:</b> The project site is not located in an anticipated 100-year flood hazard area.</p> <p><b>Source:</b> Project Location, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0303E, effective October 16, 2012.</p>				
8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p><b>Discussion:</b> The project parcel is not located in an anticipated 100-year flood hazard area.</p> <p><b>Source:</b> Project Location, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0303E, effective October 16, 2012.</p>				

<b>9. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p><b>Discussion:</b> The project does not involve the routine use, transport, or disposal of hazardous materials.</p> <p><b>Source:</b> Project Plans.</p>				
9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p><b>Discussion:</b> The routine use of hazardous materials is not proposed for this project.</p> <p><b>Source:</b> Project Plans.</p>				

9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p><b>Discussion:</b> The emission or handling of hazardous materials, substances, or waste is not proposed for this project.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p><b>Discussion:</b> The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and therefore would not result in the creation of a significant hazard to the public or the environment.</p> <p><b>Source:</b> Project Location, California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese), accessed June 1, 2021.</p>				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p><b>Discussion:</b> The project site is not located within an airport land use plan, or within 2 miles of any known airport.</p> <p><b>Source:</b> Project Location.</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p><b>Discussion:</b> The proposed townhouses would be located on a privately-owned parcel. This parcel would be accessed from Rutherford Avenue via a proposed driveway. The proposed project would not impede, change, or close any roadways that could be used for emergency purposes and all existing roads would remain unchanged. There is no evidence to suggest that the project would interfere with any emergency response plan. Therefore, the project poses no impact.</p> <p><b>Source:</b> Project Plans, Project Location, County GIS Maps.</p>				



9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
<p><b>Discussion:</b> The project site is not located within any local, state or federal fire risk zones. In addition, the project was reviewed by Menlo Park Fire Department and received conditional approval subject to compliance with the California Building Code. No further mitigation, beyond compliance with the standards and requirements of the Menlo Park Fire Department, is necessary.</p> <p><b>Source:</b> Project Location, California State Fire Severity Zones Maps, Menlo Park Fire Department.</p>				
9.h. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p><b>Discussion:</b> The project site is not located in such an area.</p> <p><b>Source:</b> Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0303E, effective October 16, 2012.</p>				
9.i. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p><b>Discussion:</b> The project site is not located in such an area.</p> <p><b>Source:</b> Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0303E, effective October 16, 2012.</p>				
9.j. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p><b>Discussion:</b> No dam or levee is located in close proximity to the project site; therefore, there is no risk of flooding due to failure of a dam or levee.</p> <p><b>Source:</b> Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.</p>				
9.k. Inundation by seiche, tsunami, or mudflow?				X
<p><b>Discussion:</b> The project site is not located in a tsunami or seiche inundation area. The project site is in a highly urbanized flat-terrain area of the County where mudflow is not a concern.</p> <p><b>Source:</b> Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.</p>				

<b>10. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X	
<p><b>Discussion:</b> The proposed project has the potential to generate polluted stormwater runoff during site grading and construction-related activities. The project would be required to comply with the County's Drainage Policy requiring post-construction stormwater flows to be at, or below, preconstruction flow rates. A hydrology report was prepared by SMP Engineers, dated December 2020, detailing the proposed drainage system (Attachment F). The hydrology report's calculations outlines that the proposed detention system is designed such that post-development runoff would be less than pre-development runoff, and no runoff would be diverted from one drainage area to another.</p> <p>The proposed project, including the discussed hydrology report and plans, were reviewed and conditionally approved by the Building Inspection Section's Drainage Section for compliance with County drainage standards. Based on the hydrology report and review by the County's Drainage Section, the project is not expected to violate any water quality standards or waste discharge requirements. Based on these findings, the project impact would be less than significant.</p> <p><b>Source:</b> Project Plans, Project Location, County GIS Maps, SMP Engineers Hydrology Report (dated December 2020), County Drainage Section.</p>				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
<p><b>Discussion:</b> In order to evaluate the geotechnical engineering characteristics of the soil layers underlying the project site, the Summit Engineering report (discussed in Section 7.a.i.) discussed the three borings drilled on the project parcels. According to the report, groundwater was not encountered. The development would receive water service from the California Water Service-Bear Gulch and does not involve the well construction.</p> <p><b>Source:</b> Project Plans, Project Location, San Mateo County Hazards Maps, Summit Engineering Geotechnical Report (dated January 25, 2020).</p>				

10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;		X		
<p><b>Discussion:</b> The proposed project does not involve the alteration of the course of a stream or river. The project involves the construction of 6,134 sq. ft. of impervious surface. The proposed development on the project parcel would include drainage features that have been approved by the Drainage Section. With Mitigation Measure 4 to address potential impacts during construction activities, the project would have a less than significant impact.</p> <p><b>Source:</b> Project Plans, Project Location, County GIS Maps, SMP Engineers Hydrology Report (dated December 2020), County Drainage Section.</p>				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
<p><b>Discussion:</b> Pursuant to the discussion in Section 10.a, the proposed project would have a less than significant impact.</p> <p><b>Source:</b> Project Plans, Project Location, County GIS Maps, SMP Engineers Hydrology Report (dated December 2020), County Drainage Section.</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
<p><b>Discussion:</b> Pursuant to the discussion in Section 10.a, the proposed project would have a less than significant impact.</p> <p><b>Source:</b> Project Plans, Project Location, County GIS Maps, SMP Engineers Hydrology Report (dated December 2020), County Drainage Section.</p>				
iv. Impede or redirect flood flows?			X	
<p><b>Discussion:</b> Pursuant to the discussion in Section 10.a, the proposed project would have a less than significant impact.</p> <p><b>Source:</b> Project Plans, Project Location, County GIS Maps, SMP Engineers Hydrology Report (dated December 2020), County Drainage Section.</p>				

10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<p><b>Discussion:</b> Pursuant to the discussion in Section 9.k, the proposed project would have a less than significant impact.</p> <p><b>Source:</b> Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.</p>				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
<p><b>Discussion:</b> The Sustainable Groundwater Management Act (SGMA) of 2015 requires local regions to create groundwater sustainability agencies (GSA's) and to adopt groundwater management plans for identified medium and high priority groundwater basins. San Mateo County has nine identified water basins. These basins have been identified as low-priority, are not subject to the SGMA, and there is no current groundwater management agency or plan that oversees these basins. Also, see discussion in Section 10.b.</p> <p>The project includes an on-site drainage system that complies with the San Mateo County Water Pollution Prevention Program (SMCWPPP) which enforces the State requirements for stormwater quality control.</p> <p><b>Source:</b> Project Plans; San Mateo County Office of Sustainability, Groundwater Website <a href="https://www.smcsustainability.org/energy-water/groundwater/">https://www.smcsustainability.org/energy-water/groundwater/</a></p>				
10.f. Significantly degrade surface or groundwater water quality?			X	
<p><b>Discussion:</b> As discussed in Section 10.b, the project does not project involve any new wells and would have water service from California Water Service-Bear Gulch. Thus, the project would pose a less than significant impact.</p> <p><b>Source:</b> Project Plans, California Water Service-Bear Gulch.</p>				
10.g. Result in increased impervious surfaces and associated increased runoff?		X		
<p><b>Discussion:</b> Pursuant to the discussion in Section 10.c and the cited mitigation measures, the proposed project will have a less than significant impact.</p> <p><b>Source:</b> Project Plans, Project Location, County GIS Maps, SMP Engineers Hydrology Report (dated December 2020), County Drainage Section.</p>				

<b>11. LAND USE AND PLANNING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X
<p><b>Discussion:</b> The proposed project does not require the construction of new road infrastructure and would not result in the division of an established community.</p> <p>In addition, the project site is located in the Sequoia Tract area of San Mateo County, where residentially zoned parcels abut commercially zoned and developed parcels fronting Woodside Road. The project site is relatively larger in size compared to the surrounding residential parcels within the same existing R-1/S-74 zoning district, and abuts both commercial and multi-family development/zoned parcels. The proposed project will allow for better utilization of the larger parcel for multi-family residential development between the higher intensity commercial development along Woodside Road, the existing adjacent multi-family residential development, and the lower density single-family residential Sequoia Tract neighborhood. Therefore, the proposed rezone will not result in the division of an established community.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p><b>Discussion:</b> The proposed rezoning would be consistent with the type and density of development in the surrounding area, which includes commercial, multi-family and single-family residential development. Further, see staff's discussion in 11.a. above. The subject initial study considers the applicable County General Plan and Zoning Regulations and supports that the proposed change in zoning and general plan designations would not result in any adverse impacts to plans adopted for the purpose of avoiding or mitigating an environmental impact.</p> <p><b>Source:</b> Project Plans, Project Location, San Mateo County General Plan, and Zoning Regulations.</p>				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?			X	
<p><b>Discussion:</b> The project would not serve to encourage off-site development of presently undeveloped areas. The project proposes amending the zoning and general plan designation of the project site only, which will allow for increased development density on the project site than exists today. The project would be connected to already available municipal water from California Water Service-Bear Gulch and sewer services from the Fair Oaks Sewer Maintenance District.</p>				

**Source:** Project Plans, Project Location, California Water Service-Bear Gulch, Fair Oaks Sewer Maintenance District.

**12. MINERAL RESOURCES.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p><b>Discussion:</b> The proposed project neither involves nor results in any extraction or loss of mineral resources. Therefore, the project poses no impact.</p> <p><b>Source:</b> Project Plans.</p>				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p><b>Discussion:</b> There are no known mineral resources on the project parcel; therefore, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site as delineated on a local general plan, specific plan, or other land use plan.</p> <p><b>Source:</b> Project Plans.</p>				

**13. NOISE.** Would the project result in:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
<p><b>Discussion:</b> The proposed project would not produce any long-term significant noise source. However, the project would generate short-term noise associated with grading and construction activities. The short-term noise during grading and construction activities would be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the San Mateo County Ordinance Code for Noise Control.</p>				

<b>Source:</b> Project Plans, Project Location, San Mateo County Ordinance.				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?		X		
<b>Discussion:</b> The habitation of the proposed six (6) townhouses is not expected to generate excessive ground-borne vibration or noise levels. The project proposes to utilize a concrete slab foundation which will prevent excessive ground-borne vibration or ground-borne noise levels. <b>Source:</b> Project Plans, Project Location, San Mateo County Ordinance.				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<b>Discussion:</b> The project site is not located within the vicinity of a private airstrip or an airport land use plan, or within 2 miles of a public airport. <b>Source:</b> Project Location.				

<b>14. POPULATION AND HOUSING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
<b>Discussion:</b> The project will serve to accommodate six additional units in an already highly urbanized area and therefore would not result in substantial population growth. See additional discussion in Section 11.c, above. <b>Source:</b> Project Plans.				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
<b>Discussion:</b> The project will serve to accommodate a greater number of housing units than the two single-family residences currently present onsite; therefore, the project will not result in the displacement of substantial numbers of existing people or housing.				

**Source:** Project Plans.

**15. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

**Discussion:** The proposed project is to construct a townhouse complex in a residential area abutting a commercial area. The proposed project does not involve and is not associated with the provision of new or physically altered government facilities, nor will it generate a need for an increase in any such facilities. The project has been reviewed and preliminarily approved by the Menlo Park Fire Department. The project site is in a highly urbanized area, where police, school and park services presently exist.

**Source:** Project Plans, Project Location.

**16. RECREATION.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

**Discussion:** The addition housing units to the area could generate an increase in the use of existing neighborhood or regional parks or other recreational facilities; however, any potential increase in use as a result of six additional units to the already highly urbanized area is not expected to result in a substantial physical deterioration of such facilities.



<b>Source:</b> Project Plans, Project Location.				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<b>Discussion:</b> The project does not involve the construction of any recreational facilities. The project involves the construction of a six (6) unit townhouse complex on a residential parcel and would not require the construction or expansion of existing recreational facilities.				
<b>Source:</b> Project Plans.				

<b>17. TRANSPORTATION.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?		X		
<p><b>Discussion:</b> A Traffic Impact Analysis (Hexagon analysis) (Attachment H), dated December 16, 2019, was prepared by Hexagon Transportation Consultant, Inc., was prepared for the project. According to the Hexagon analysis, the proposed development would generate a net 38 daily trips, with 3 trips (1 inbound and 2 outbound) occurring during the AM peak hour and 4 trips (3 inbound and 1 outbound) occurring during the PM peak hour. Per the Screening Thresholds for Land Use Projects section of the Technical Advisory on Evaluating Transportation Impacts in CEQA document published by the Governor’s Office of Planning and Research, the proposed project “may be assumed to cause a less-than significant transportation impact” because it generates or attracts fewer than 110 trips per day. With respect to compliance with the Department of Public Works’ 2013 Traffic Impact Study Requirements, the project does not meet the threshold of a significant adverse impact on traffic conditions in San Mateo County because it does not meet their minimum threshold of 100 trips an hour and/or 500 trips daily.</p> <p>Though the California Environmental Quality Act no longer allows Level of Service (LOS) to be utilized as a metric to determine traffic impacts, the Hexagon analysis states that the added project trips would not degrade the levels of service and are not expected to result in a noticeable increase in vehicle delay at the study intersections. The Woodside Road and San Carlos Avenue intersection would continue to operate at an acceptable level of service with the added project trips. The Woodside Road/Rutherford Avenue intersection would continue to operate at an unacceptable LOS F during the PM peak hour. However, the added project trip would not cause a noticeable increase in vehicle delay on the westbound stop-controlled approach.</p> <p>The Hexagon analysis correctly states that the proposed parking supply (2 vehicle spaces per townhouse) meets the required parking as stipulated by the County Zoning Regulations.</p>				

According to the Hexagon analysis, the proposed development would provide compliant standard and emergency access to and circulation around the project site. The site plan shows adequate site access and on-site circulation, and no significant operational issues are expected to occur as a result of the project. The project would not have an adverse effect on the existing transit, pedestrian, or bicycle facilities in the study area.

The adequacy of access to and from the site has been reviewed by both the County's Department of Public Works and the Menlo Park Fire Department, who have concluded that such access complies with their respective policies and requirements.

The Hexagon analysis does note that, since street parking is allowed on Rutherford Avenue, parked cars along the street could obstruct the vision of exiting drivers if there were cars parked next the driveway. Therefore, the following mitigation measure is recommended to minimize such impacts to a less than significant level:

**Mitigation Measure 5:** To provide adequate sight distance, a fifteen-foot curb segment next to the driveway on Rutherford Avenue should be painted red to indicate no parking is allowed. The applicant shall apply for this through the Department of Public Works and attain approval.

**Source:** Project Plans, Project Location, Hexagon Transportation Consultants, Inc. Traffic Operations Study and Vehicle Miles Traveled (VMT) Analysis for the Proposed Townhomes at 1301-1311 Woodside Road in San Mateo County (dated December 16, 2019), Screening Thresholds for Land Use Projects section of the Technical Advisory on Evaluating Transportation Impacts in CEQA, Menlo Park Fire Department.

<p>17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts?</i></p> <p><i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i></p>				X
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**Discussion:** CEQA Guidelines Section 15064.3, Subdivision (b) Criteria for Analyzing Transportation Impacts, describes specific considerations for evaluating a project's transportation impacts. It states that, generally, vehicle miles traveled is the most appropriate measure of transportation impacts. "Vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. The project involves the construction of six-unit townhouse complex within a highly urbanized residential and commercial area. The project will result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. Therefore, the project does not conflict with CEQA Guidelines Section 15064.3.

The project is also screened from the requirement for a Vehicle Miles Traveled (VMT) analysis pursuant to Senate Bill (SB) 743 and Section 15064.3 of the CEQA Guidelines as a "small project" based on the State of California Governor's Office of Planning and Research's (OPR) December 2018 Technical Advisory for Evaluating Transportation Impacts in CEQA to achieve compliance with SB 743 as the project would generate a future potential of less than 110 daily trips. See further discussion in Section 17.a.

**Source:** Project Plans, CEQA Guidelines Section 15064.3, Subdivision (c) Applicability.

17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
<p><b>Discussion:</b> Pursuant to the discussion in Section 17.a., the proposed project would have a less than significant impact.</p> <p><b>Source:</b> Project Plans, Project Location, Hexagon Transportation Consultants, Inc. Traffic Operations Study and Vehicle Miles Traveled (VMT) Analysis for the Proposed Townhomes at 1301-1311 Woodside Road in San Mateo County (dated December 16, 2019), Menlo Park Fire Department.</p>				
17.d. Result in inadequate emergency access?			X	
<p><b>Discussion:</b> Pursuant to the discussion in Section 17.a., the proposed project would have a less than significant impact.</p> <p><b>Source:</b> Project Plans, Project Location, Hexagon Transportation Consultants, Inc. Traffic Operations Study and Vehicle Miles Traveled (VMT) Analysis for the Proposed Townhomes at 1301-1311 Woodside Road in San Mateo County (dated December 16, 2019), Menlo Park Fire Department.</p>				

<b>18. TRIBAL CULTURAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X

**Discussion:** The project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k), the project poses no impact.

**Source:** Project Location, California Register of Historical Resources.

<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)</p>		X		
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**Discussion:** A Sacred Lands File and Native American Contacts List Request was sent to the Native American Heritage Commission on June 3, 2021. A record search of the Native American Heritage Commission Sacred Lands File was completed, and the results were negative. Although the project is not subject to Assembly Bill 52 (Tribal Consultation), as the County has no records of written requests for formal notification of proposed projects within the County from any traditionally or culturally affiliated California Native American tribes, the County seeks to satisfy the Native American Heritage Commission's best practices to consult with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project to avoid inadvertent impacts on tribal cultural resources. On June 23, 2021, a letter was mailed via certified mail to the tribes identified by the Native American Heritage Commission. To date, no request for consultation was received. Therefore, while the project is not expected to cause a substantial adverse change to any potential tribal cultural resources pursuant to discussion in Sections 5.a. and 5.b., the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources:

**Mitigation Measure 6:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process as required by State Assembly Bill 52 shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

**Mitigation Measure 7:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

**Mitigation Measure 8:** Inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

**Source:** Project Plans, Project Location, Native American Heritage Commission, State Assembly Bill 52, California Historical Resources Information System Review Letter (dated June 15, 2021).

<b>19. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
<p><b>Discussion:</b> The proposed project would connect to and receive sewage services from the Fair Oaks Sewer District and water service from California Water Service-Bear Gulch. The proposed project does not involve or require any water or wastewater treatment facilities that would exceed any requirements of the Regional Water Quality Control Board. In addition, the project would connect to PG&amp;E infrastructure for electric power.</p> <p>As discussed in Section 10.a., the permanent project would be required to comply with the County's Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. The proposed drainage system design, reviewed and approved by the County Drainage Section, would accommodate the proposed project, and ensure pre-construction runoff levels are maintained or reduced. Based on these findings, the project impact is expected to be less than significant.</p> <p><b>Source:</b> Project Plans, Project Location, County GIS Maps, SMP Engineers Hydrology Report (dated December 2020), County Drainage Section, Fair Oaks Sewer District, California Water Service-Bear Gulch.</p>				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
<p><b>Discussion:</b> The project parcels are currently served by California Water Service-Bear Gulch. The project has been preliminarily reviewed by California Water Service-Bear Gulch, and they did not raise any objections to the ability to continue serving the properties with the newly proposed units. Therefore, the project poses no impact.</p> <p><b>Source:</b> Project Plans, California Water Service-Bear Gulch.</p>				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X

**Discussion:** The Fair Oaks Sewer District has indicated that they have adequate capacity to serve the project's sanitary sewerage demands. Therefore, the project poses no impact.

**Source:** Project Plans, Fair Oaks Sewer District.

19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
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**Discussion:** The construction of the project would generate some solid waste, both during construction and after completion (on an ongoing basis typical for that generated by residential uses). The six (6) townhouses would receive municipal trash and recycling pick-up service by Recology. The County's local landfill facility is the Corinda Los Trancos (Ox Mountain) Landfill, located at 2310 San Mateo Road (State Highway 92), a few miles east of Half Moon Bay. This landfill facility has permitted capacity/service life until 2034.

Therefore, the project impact is less than significant.

**Source:** San Mateo County Environmental Health Services.

19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
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**Discussion:** The project site would receive solid waste service by Recology. The landfill cited in Section 19.d. is licensed and operates pursuant to all Federal, State and local statutes and regulations as overseen by the San Mateo County Health System's Environmental Health Services. Therefore, the project impact would be less than significant.

**Source:** San Mateo County Environmental Health Services.

**20. WILDFIRE.** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X

**Discussion:** The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones.

**Source:** Project Location, California Department of Forestry and Fire Protection (Fire Hazard Severity Maps).

<p>20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</p>				X
<p><b>Discussion:</b> The project site is located in a highly urbanized area and is not within or near an area of wildfire hazard concern.</p> <p><b>Source:</b> Project Location, California Department of Forestry and Fire Protection (Fire Hazard Severity Maps).</p>				
<p>20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</p>				X
<p><b>Discussion:</b> The project site is located in a highly urbanized area and is not located within or near an area of wildfire hazard concern. Therefore, the project does not require the provision of roads or fuel breaks, or additional powerlines or other utilities that may exacerbate fire risk or result in impacts to the environment.</p> <p><b>Source:</b> Project Plans, Project Location, California Department of Forestry and Fire Protection (Fire Hazard Severity Maps).</p>				
<p>20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</p>				X
<p><b>Discussion:</b> The project site is located on a flat parcel in a highly urbanized area without any nearby topographic slopes that could be subject to downslope flooding or landslides following a wildfire.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				

<b>21. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to substantially 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, substantially 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?				X
<p><b>Discussion:</b> No sensitive habitats are mapped in the project area. The project site is located in a highly urbanized area of the County and supports existing residential development.</p> <p><b>Source:</b> Project Plans, Project Location, California Natural Diversity Database.</p>				
21.b. 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.)		X		
<p><b>Discussion:</b> Based on the discussions in the previous sections where the project impact was determined to be less than significant or required mitigation measures to ensure a less than significant impact, the proposed project would not have impacts that are cumulatively considerable. This project would have a less than significant cumulative impact upon the environment and no evidence has been found that the project would result in broader regional impacts.</p> <p><b>Source:</b> All Applicable Sources Previously Cited in This Document.</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X
<p><b>Discussion:</b> As discussed in the previous sections, the proposed project is to construct a new six (6) unit townhouse complex. Based on the discussions in the previous sections where project impacts were determined to be less than significant, or mitigation measures were required to result in an overall less than significant impact, the proposed project would not cause significant adverse effects on human beings, either directly or indirectly.</p>				



**Source:** All Applicable Sources Previously Cited in This Document.

**RESPONSIBLE AGENCIES.** Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans	X		Encroachment Permit
City		X	
California Coastal Commission		X	
County Airport Land Use Commission (ALUC)		X	
Other: _____		X	
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District: Fair Oaks Sewer District	X		Sewer Inspection Permit
State Department of Fish and Wildlife		X	
State Department of Public Health		X	
State Water Resources Control Board		X	
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

**MITIGATION MEASURES**

	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><b><u>Mitigation Measure 1:</u></b> The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:</p>		

- a. Water all active construction areas at least twice daily.
- b. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.

**Mitigation Measure 2:** The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

**Mitigation Measure 3:** The design of the proposed development (upon application submittal of the Building Permit) on the subject parcel shall generally follow the recommendations cited in the geotechnical reports and letter prepared by Summit Engineering regarding seismic criteria, grading, concrete mat or slab on grade construction, and surface drainage. Any such changes to the recommendations by the project geotechnical engineer cited in this report and subsequent updates shall be submitted for review and approval by the County's Geotechnical Engineer.

**Mitigation Measure 4:** At the time of building permit and encroachment permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.

- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 ft., or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. No erosion or sediment control measures will be placed in vegetated areas.
- m. Environmentally-sensitive areas shall be delineated and protected to prevent construction impacts.
- n. Control of fuels and other hazardous materials, spills, and litter during construction.
- o. Preserve existing vegetation whenever feasible.

**Mitigation Measure 5:** To provide adequate sight distance, a fifteen-foot curb segment next to the driveway on Rutherford Avenue should be painted red to indicate no parking is allowed. The applicant shall apply for this through the Department of Public Works and attain approval.

**Mitigation Measure 6:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process as required by State Assembly Bill 52 shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

**Mitigation Measure 7:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.



## **ATTACHMENTS**

- A. Vicinity Map
- B. Project Plans
- C. Arbor Logic Arborist Report (dated September 23, 2019)
- D. California Historical Resources Information System Review Letter (dated June 15, 2021)
- E. Summit Engineering Geotechnical Report (dated January 25, 2020)
- F. SMP Engineers Hydrology Report (dated December 2020)
- G. EECAP Checklist
- H. Hexagon Transportation Consultants, Inc. Traffic Operations Study and Vehicle Miles Traveled (VMT) Analysis for the Proposed Townhomes at 1301-1311 Woodside Road in San Mateo County (dated December 16, 2019)

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**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT K**

County of San Mateo  
 Planning and Building Department

**In-Lieu Park Fee Worksheet**

[This formula is excerpted from Section 7055 of the County's Subdivision Regulations]

This worksheet should be completed for any residential subdivision which contains 50 or fewer lots. For subdivisions with more than 50 lots, the County may require either an in-lieu fee or dedication of land.

- For the parcel proposed for subdivision, look up the value of the land on the most recent equalized assessment roll. (Remember you are interested in the land only.)

Value of Land = 828807

- Determine the size of the subject parcel in acres.

Acres of Land = .3

- Determine the value of the property per acre.

- Set up a ratio to convert the value of the land given its current size to the value of the land if it were an acre in size.

<b>Formula:</b>	
<u>Parcel Size in Acres (From Item 2)</u> 1 Acre of Land	<u>Value of Subject Parcel (From Item 1)</u> Value of Land/Acre
<b>Fill Out:</b>	
<u>.3</u> 1 Acre	<u>828807</u> Value of Land/Acre

- Solve for X by cross multiplying.

<b>Formula:</b>	
Value of Land =	$\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}} = 2,762,000$
<b>Fill Out:</b>	
Value of Land =	$\frac{828807}{.3} = 2,762,000$

4. Determine the number of persons per subdivision.

<b>Formula:</b>			
Number of New Lots Created*	X	2.75**	= Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.			
<b>Fill Out:</b>			
<u>5</u>	X	2.75**	= <u>13.75</u>
**Average number of persons per dwelling unit according to the most recent federal census (2010).			

5. Determine the parkland demand due to the subdivision.

<b>Formula:</b>			
Number of Persons Per Subdivision (From Item 4)	X	.003*** Acres/Person	= Parkland Demand
<b>Fill Out:</b>			
<u>13.75</u>	X	.003*** Acres/Person	= <u>.04125</u>
***Section 7055.1 of the County's Subdivision Ordinance establishes the need for .003 acres of parkland property for each person residing in the County.			

6. Determine the parkland in-lieu fee.

<b>Formula:</b>			
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	= Parkland In-Lieu Fee
<b>Fill Out:</b>			
<u>.04125</u>	X	<u>2,702,690</u>	= <u>113,960.96</u>