

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

DATE: June 8, 2022

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a General Plan Map Amendment, Zoning Map Amendment, Minor Subdivision, Grading Permit, and adoption of a Mitigated Negative Declaration, to subdivide a 34,816 square-foot parcel into three (3) lots at 501 Palmer Lane in the unincorporated North Fair Oaks area. The project requires a General Plan Map Amendment and Zoning Map Amendment to assign a zoning designation of One-family Residential (R-1/S-93) and General Plan designation of Single-family Residential to a 9,500 sq. ft. portion (detached from the Town of Atherton) of the project parcel. The project involves a total of 470 cubic yards of grading and the removal of four significant trees.

County File Number: PLN 2018-00271 (Radara LTD/Berghold)

PROPOSAL

The project parcel was previously split between the County of San Mateo and Town of Atherton boundary. In 2018, the San Mateo Local Agency Formation Commission (LAFCo) approved a minor sphere-of-influence amendment and detachment of a portion of the parcel (approximately 9,500 sq. ft.) from the Town of Atherton. The County has historically issued permits for development on the property and detachment was supported by the Town of Atherton and County to clarify which agency had land use jurisdiction and provide for consistent application of land use regulations by one agency over the whole of the property. Additionally, detachment was necessary in order to subdivide the property, as proposed, placing the entire property in the County's jurisdiction. Subsequent to detachment, the proposed General Plan Map Amendment and Zoning Map Amendment is necessary to incorporate this portion of the parcel in the County's land use and zoning maps. The applicant requests a General Plan Map Amendment, Zoning Map Amendment, Minor Subdivision, and Grading Permit to assign a consistent zoning designation of One-family Residential (R-1/S-93) and General Plan designation of Single-family Residential, to the 9,500 sq. ft. portion (detached from the Town of Atherton) of the 34,816 sq. ft. parcel and subdivide the parcel into 3 lots:

	Proposed Parcel Size	Proposed Access
Proposed Parcel A	11,082 sq. ft.	San Benito Avenue
Proposed Parcel B	13,732 sq. ft.	Palmer Lane (existing)
Proposed Parcel C	10,002 sq. ft.	Palmer Lane

The existing single-family residence will remain on proposed Parcel B and a new two-story residence with a basement is proposed for Parcel A. A total of 470 cubic yards of grading (i.e., excavation) is proposed to accommodate the new basement for the proposed development on Parcel A. The removal of 12 trees, including four significant trees consisting of one Walnut tree (12 inches diameter at breast height (dbh)), two American elm trees (12 inches and 25 inches dbh), and 1 Mexican fan palm tree (26 inches dbh), located throughout the property is proposed, primarily on proposed Parcel A. No development is currently proposed on Parcel C.

RECOMMENDATION

That the Planning Commission recommend that the Board of Supervisors:

1. Adopt a resolution adopting the Initial Study and Mitigated Negative Declaration for the General Plan Land Use Map Amendment, Zoning Map Amendment, Minor Subdivision, and Grading Permit for the project at 501 Palmer Lane in the unincorporated North Fair Oaks area;
2. Adopt a resolution amending the San Mateo County General Plan Land Use Map to assign a land use designation of Single-family Residential to a 9,500 square-foot portion of Assessor’s Parcel Number 060-162-130, at 501 Palmer Lane in the unincorporated North Fair Oaks area;
3. Adopt 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 assign a zoning designation of R-1/S-93 (One-family Residential/S-93 Combining District) to a 9,500 sq. ft. portion of Assessor’s Parcel Number 060-162-130 at 501 Palmer Lane in the unincorporated North Fair Oaks area; and
4. Approve the Minor Subdivision and Grading Permit, County File Number PLN 2018-00271, by making the required findings and adopting the conditions of approval in Attachment A.

SUMMARY

The project parcel is a double-frontage lot, between Palmer Lane and San Benito Avenue, and is adjacent to the Town of Atherton boundary, in the unincorporated North Fair Oaks community. Surrounding land uses include single-family residential developments within the County and the Town of Atherton on parcels ranging in average size from 7,500 sq. ft. to 20,000 square feet. The proposed subdivision will result in three single-family residentially zoned lots of no less than 10,000 sq. ft. each.

The project will conform with applicable General Plan policies, Zoning, Subdivision, and Grading standards. The General Plan land use map amendment and Zoning Map amendment will assign a general plan land use and zoning designation to the detached portion of the property to match the existing land use and zoning designation of the parcel and be consistent with the surrounding unincorporated area. Furthermore, the project will support infill objectives of the General Plan and provide additional housing at a lower single-family residential density to maintain consistency with the surrounding incorporated and unincorporated vicinity with minimal impact to services, infrastructure or the community.

The North Fair Oaks Community Council has provided a recommendation for approval of the project with the request that replacement trees be 24-inch box size, as opposed to the 15-gallon size recommended in Mitigation Measure 2 of the Mitigated Negative Declaration, to help expedite replacement of mature tree canopy being lost as a result of the project. Staff has revised recommended Mitigation Measure 2 based on the Council's request.

An Initial Study and Mitigated Negative Declaration (IS/MND) were prepared for the project. No comments were received during the 20-day public comment period. Only minor modifications have been made to the IS/MND since circulation, including correction of technical inaccuracies and substitute tree sizing. These minor modifications are shown in the final draft IS/MND, included as Attachment L to the staff report, as strikethrough and underline edits. The IS/MND concludes that the project will not have any significant effect on the environment, subject to the recommended mitigation measures incorporated into the project conditions of approval in Attachment A of the staff report.

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

DATE: June 8, 2022

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a General Plan Map Amendment and Zoning Map Amendment, pursuant to Section 6550 of the County Zoning Regulations, a Minor Subdivision, pursuant to Section 7002 of the County Subdivision Ordinance, a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, and adoption of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to subdivide a 34,816 square-foot parcel into three (3) lots at 501 Palmer Lane in the unincorporated North Fair Oaks area. The project requires a General Plan Map Amendment and Zoning Map Amendment to assign a zoning designation of One-family Residential (R-1/S-93) and General Plan designation of Single-family Residential to a 9,500 sq. ft. portion (detached from the Town of Atherton) of the project parcel. The project involves a total of 470 cubic yards of grading and the removal of four significant trees.

County File Number: PLN 2018-00271 (Radara LTD/Berghold)

PROPOSAL

The project parcel was previously split between the County of San Mateo and Town of Atherton boundary. In 2018, the San Mateo Local Agency Formation Commission (LAFCo) approved a minor sphere-of-influence amendment and detachment of a portion of the parcel (approximately 9,500 sq. ft.) from the Town of Atherton. The County has historically issued permits for development on the property and detachment was supported by the Town of Atherton and County to clarify which agency had land use jurisdiction and provide for consistent application of land use regulations by one agency over the whole of the property. Additionally, detachment was necessary in order to subdivide the property, as proposed, placing the entire property in the County's jurisdiction. Subsequent to detachment, the proposed General Plan Map Amendment and Zoning Map Amendment is necessary to incorporate this portion of the parcel in the County's land use and zoning maps. The applicant requests a General Plan Map Amendment, Zoning Map Amendment, Minor Subdivision, and Grading Permit to assign a consistent zoning designation of One-family Residential (R-1/S-93) and General Plan designation of Single-family Residential, to the 9,500 sq. ft. portion (detached from the Town of Atherton) of the 34,816 sq. ft. parcel and subdivide the parcel into 3 lots:

	Proposed Parcel Size	Proposed Access
Proposed Parcel A	11,082 sq. ft.	San Benito Avenue
Proposed Parcel B	13,732 sq. ft.	Palmer Lane (existing)
Proposed Parcel C	10,002 sq. ft.	Palmer Lane

The existing single-family residence will remain on proposed Parcel B and a new two-story residence with a basement is proposed for Parcel A. A total of 470 cubic yards of grading (i.e., excavation) is proposed to accommodate the new basement for the proposed development on Parcel A. The removal of 12 trees, including four significant trees consisting of one Walnut tree (12 inches diameter at breast height (dbh)), two American elm trees (12 inches and 25 inches dbh), and 1 Mexican fan palm tree (26 inches dbh), located throughout the property is proposed, primarily on proposed Parcel A. No development is currently proposed on Parcel C.

RECOMMENDATION

That the Planning Commission recommend that the Board of Supervisors:

1. Adopt a resolution adopting the Initial Study and Mitigated Negative Declaration for the General Plan Land Use Map Amendment, Zoning Map Amendment, Minor Subdivision, and Grading Permit for the project at 501 Palmer Lane in the unincorporated North Fair Oaks area;
2. Adopt a resolution amending the San Mateo County General Plan Land Use Map to assign a land use designation of Single-family Residential to a 9,500 square foot portion of Assessor’s Parcel Number 060-162-130, at 501 Palmer Lane in the unincorporated North Fair Oaks area;
3. Adopt 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 assign a zoning designation of R-1/S-93 (One-family Residential/S-93 Combining District) to a 9,500 sq. ft. portion of Assessor’s Parcel Number 060-162-130 at 501 Palmer Lane in the unincorporated North Fair Oaks area; and
4. Approve the Minor Subdivision and Grading Permit, County File Number PLN 2018-00271, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner; sburlison@smcgov.org

Applicant: Nancy Berghold, Studio Berghold

Owner: Radara LTD

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 500 feet of the project parcel, and a notice for the hearing was posted in a newspaper (i.e., San Mateo Times) of general public circulation on May 28, 2022.

Location: 501 Palmer Lane, North Fair Oaks

APN: 060-162-130

Size: 34,816 sq. ft.

Existing Zoning: None and R-1/S-93 (One-family Residential/S-93 Combining District)

North Fair Oaks Community (General) Plan Designation: None and Single-family Residential (15 – 24 dwelling units/acre)

Sphere-of-Influence: Redwood City

Existing Land Use: Single-family residential development

Water Supply: California Water Service – Bear Gulch

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Flood Zone X (Area of Minimal Flood); Federal Emergency Management Agency Flood Insurance Rate Map 06081C0302E, effective October 16, 2012.

Environmental Evaluation: An Initial Study (IS) and Mitigated Negative Declaration (MND) were prepared and circulated for public review on March 14, 2022 through April 4, 2022. No comments were received during the 20-day comment period. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15073.5(c)(4), minor modifications to the circulated IS/MND have been made to correct a technical inaccuracy of the referenced General Plan land use designation cited as “Medium Density Residential” to “Single-family Residential”. The correction does not result in any new, avoidable significant effects or new or revised mitigation measures. The modifications have been shown in the final draft IS/MND as strikethrough and underline edits. Therefore, recirculation of the IS/MND is not required. Additionally, see Section B. A copy of the final draft IS/MND is included in Attachment L.

Setting: The project parcel is a double-frontage lot, between Palmer Lane and San Benito Avenue, and adjacent to the Town of Atherton boundary, in the North Fair Oaks community. The existing 34,816 sq. ft. parcel consists of an existing single-family residence and multiple accessory buildings. Surrounding land uses include single-family residential developments within the County and Town of Atherton.

Chronology:

<u>Date</u>	<u>Action</u>
July 19, 2018	- General Plan Map Amendment, Zoning Map Amendment, and Minor Subdivision applications submitted, PLN 2018-00271.
June 30, 2019	- Major Development Pre-application Public Workshop, PRE2018-00061.
January 28, 2022	- Grading Permit application submitted.
February 28, 2022	- Project application deemed complete.
March 14, 2022	- Initial Study/Mitigated Negative Declaration circulated for public review; review period ended on April 4, 2022.
April 28, 2022	- North Fair Oaks Community Council meeting; the Council recommended approval, see Section B below.
June 8, 2022	- Planning Commission meeting.
TBD	- Board of Supervisors meeting.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan/North Fair Oaks (NFO) Community Plan

a. Soil Resources

General Plan Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) seeks to minimize soil erosion and sedimentation. The project would include 470 cubic yards of grading (i.e., excavation) to accommodate a new basement for the proposed single-family residential development on Parcel A. The project site and surrounding vicinity is a highly urbanized, relatively flat area of the County. The project would be required to comply with the County's Grading Ordinance, including for erosion and sediment control, at the building permit stage and construction stage to ensure soil erosion and sedimentation is minimized. An erosion and sediment control plan has been prepared by a licensed civil engineer that includes a stabilized construction entrance, fiber rolls, and tree protection

measures. The implementation of proposed and required erosion control measures will ensure that soil erosion is minimized.

b. Urban Land Use

General Plan Policy 8.14 (*Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas*) provide guidelines for the appropriate designations and densities of properties located in Urban Neighborhoods to meet the stated objectives of the Urban Land Use Component. A majority of the project parcel maintains a General Plan/North Fair Oaks Community Plan land use designation of Single-family Residential (15 – 24 dwelling units/acre). A 9,500 sq. ft. portion of the parcel was detached from the Town of Atherton in 2018 and currently has no land use designation. The proposed General Plan Map Amendment will designate the 9,500 sq. ft. portion of the parcel to be consistent with the existing land use designation of Single-family Residential as designated on the rest of the parcel and surrounding unincorporated area. Based on the General Plan land use designation, the 34,816 sq. ft. parcel would support the proposed 3-lot subdivision with a resulting density of 3.75 dwelling units/acre, thus, not exceeding the maximum allowed densities of the General Plan/North Fair Oaks Community Plan.

General Plan Policy 8.30 (*Infilling*) and NFO Community Plan Policy 2C (*Land Use*) encourage residential infill development on underutilized parcels in urban areas where infrastructure and services are available.

The proposed project will allow better utilization of the larger project parcel to fulfill urban land use infill objectives to decrease the demand to construct housing in undeveloped areas (i.e., urban sprawl). The project has received preliminary approval by municipal service providers who have confirmed that there is adequate capacity to provide respective service to the additional lots. Additionally, the General Plan encourages increasing urban densities by redeveloping underutilized parcels, such as proposed with this project, as it is more cost effective than building new communities and their related infrastructure.

NFO Community Plan Policy 2B (*Housing*) seeks to promote additional housing units in existing residential areas by encouraging and facilitating legal accessory dwelling units.

The project will result in two additional residential lots that could support single-family residences and accessory dwelling units. The existing residence on proposed Parcel B will remain along with an

existing detached accessory dwelling unit. Additionally, the plans for proposed Parcel A include a single-family residence and a detached accessory dwelling unit. While there are currently no plans for development of Parcel C, it has the potential to support a single-family residence and accessory dwelling unit, or may have the potential to support residential development pursuant to Senate Bill (SB) 9.

c. 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 (Cal Water). The proposed project has been preliminarily reviewed and conditionally approved by Cal Water.

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 parcel is currently served by Fair Oaks Sewer District. The District has indicated that there is sufficient sewer capacity to serve the proposed project.

d. 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 parcel is a double-frontage lot, between Palmer Lane and San Benito Avenue – both improved public right-of-ways. The project has been reviewed and conditionally approved by the Department of Public Works and the Menlo Park Fire Protection District for, among other things, traffic safety and emergency access. The level of residential development that would be supported by the project is lower density single-family residential use below the maximum trip generation of the County Department of Public Works and City/County Association of Governments (C/CAG) thresholds for requiring a traffic impact study. Additionally, the project is exempt 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 (OPR) December 2018

Technical Advisory for Evaluating Transportation Impacts in CEQA to achieve compliance with SB 743. Full build-out of the project would generate less than 110 daily trips, would be consistent with the general plan, and there is no evidence indicating a potentially significant level of VMT would result.

2. Compliance with the Zoning Regulations

A majority of the project parcel is zoned R-1/S-93 (One-family Residential/S-93 Combining District); with the exception of approximately 9,500 sq. ft. which was detached from the Town of Atherton and currently has no zoning designation. The proposed Zoning Map Amendment will zone the 9,500 sq. ft. portion of the parcel to be consistent with the existing R-1/S-93 zoning designation for the rest of the parcel and surrounding unincorporated area.

The project proposes a three-lot subdivision with the existing single-family residence to remain on proposed Parcel B and a new single-family residence to be constructed on proposed Parcel A. The proposed subdivision would support existing and proposed single-family residential development on the newly subdivided lots in compliance with the R-1/S-93 zoning standards, as detailed below:

S-93 Zoning Standards				
Standard	Required	Proposed		
		Parcel A (Proposed Residence)	Parcel B (Existing Residence)	Parcel C (Future Potential)
Minimum Average Lot Width	50 ft.	73.5 ft.	53.6 ft.	68.6 ft.
Minimum Lot Area	10,000 sq. ft.	11,082 sq. ft.	13,372 sq. ft.	10,002 sq. ft.
Maximum Development Density	6.0 dwelling units/ net acre (du/na)	4 du/na	3.2 du/na	4.3 du/na
Minimum Front Setback	20 ft.	20 ft., 9 in.	+ 66 ft.	Min. 20 ft.
Minimum Rear Setback	20 ft.	+ 48 ft.	+ 50 ft.	Min. 20 ft.
Minimum Side Setbacks	10 ft.	10 ft.	Right side: 4 ft. (existing non-conforming; no change) Left side: 13 ft., 7 in.	Min. 10 ft.
Maximum Lot Coverage	30%	23%	24%	Max. 30%
Maximum Floor Area	3,900 sq. ft.*	3,669 sq. ft.	2,885 sq. ft.	Max. 3,900 sq. ft.
Maximum Height	30 ft., two habitable stories	30 ft., two habitable stories	< 20 ft., one habitable story	Max 30 ft., two habitable stories
Daylight Plane	Yes	Yes	Yes	Yes
Min. Parking Requirements	2 covered parking spaces (dwelling with 2 or more bedrooms)	2 covered parking spaces	2 covered parking spaces	Min. 2 covered parking spaces
*Maximum Floor Area varies based on lot size: 0.26 (Building site area – 5,000 sq. ft.) + 2,600 sq. ft.				

3. Findings for General Plan Map Amendment and Zoning Map Amendment

In order to change the General Plan land use map and zoning map, the following findings are required:

- a. **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 discussed above, the General Plan Map Amendment will apply a General Plan designation to a portion of the project parcel that was detached from the Town of Atherton and currently has no land use designation. The proposed designation will match the existing land use designation of the parcel, is consistent with the surrounding unincorporated area's land use designation and will support the infill objectives of the General Plan.

- b. **That the Zoning Map Amendment meets the public necessity, convenience, and the general welfare of the community.**

As discussed above, the Zoning Map Amendment will apply a zoning designation to a portion of the project parcel that was detached from the Town of Atherton and currently has no zoning designation. The proposed designation will match the existing zoning designation of the remainder of the parcel and is consistent with the surrounding unincorporated area's zoning designation. The Zoning Map Amendment will support the proposed three-lot subdivision, which will accommodate additional housing units and allow for better utilization of the parcel while maintaining consistency with the zoning standards and surrounding single-family residentially developed community.

4. Compliance with the Subdivision Ordinance

The proposed tentative parcel map for the minor subdivision has been reviewed by staff under the provisions of the County Subdivision Ordinance which implements the Subdivision Map Act (Section 66410, et seq., of the Government Code of the State of California). The County's Building Inspection Section and Drainage Sections, Department of Public Works, the Menlo Park Fire Protection District, Fair Oaks Sewer Maintenance District, and California Water Service – Bear Gulch have also reviewed and provided conditional approval for the project. The following findings as defined in Section 7013.3.b. of the Subdivision Regulations are required for subdivision approval:

- 1-2. That the proposed map and the design and improvements of the proposed subdivision is consistent with applicable general and specific

plans. As discussed in Section A.1, the proposed subdivision would result in an increase in the number of housing units on the site and would not exceed the North Fair Oaks Community Plan land use designations for the property. Additionally, all public services and infrastructure are available to serve the proposed lots.

- 3-4. That the site is physically suitable for the type and proposed density of development. The proposed subdivision is in an established single-family residential neighborhood and would comply with zoning and general plan density requirements. The site is therefore physically suitable for the type and the proposed density of development. Additionally, utility connections are available to serve future development.
5. 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. The design of the subdivision and the proposed improvements would not substantially injure fish or wildlife or their habitat, as the site is not located near any water bodies or sensitive habitat areas. Additionally, the project would be required to minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Prevention Programs and General Construction and Site Supervision Guidelines throughout the duration of any subdivision improvements.
6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. There is no evidence to suggest that the project would create a public health problem or cause substantial environmental damage.
- 7-8. 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 or proposed access easements on the parcel.
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 District has indicated that sewer capacity is available.
10. That, since the land is not subject to a Williamson Act Contract, the finding regarding Williamson Act Contract compliance related to sustaining agricultural use is not applicable.

11. That, since the land is not located in a very high fire hazard severity zone or state responsibility area, as defined in Section 51177 of the California Government Code, the project is not subject to the fire safety provisions of Section 7013.3.c.(11) (a-c) of the County Subdivision Regulations.
12. That, since the proposed subdivision does not include land designated in the County General Plan/NFO Community Plan as open space and is not located in a state responsibility area or a very high fire hazard severity zone, the finding regarding consistency with open space purposes and the requirement for a recorded restriction prohibiting the development of a habitable, industrial or commercial building or structure is not applicable.
13. That pursuant to Section 7005 of the Subdivision Regulations, in carrying out the provisions of the Subdivision Regulations, the County has considered the effect of actions taken pursuant to these regulations on the housing needs of the region and the housing needs of the County as expressed in the Housing Chapter of the County's General Plan and has balanced these needs against the public service needs of residents. The proposed subdivision will support an increase in housing supply in the North Fair Oaks area with minimal impact to services, infrastructure or the community.

In-Lieu Park Fees

Section 7055.3 (*Fees In-Lieu of Land Dedication*) of the County Subdivision Regulations requires that, as a condition of approval of the tentative map, the subdivider pay an in-lieu fee prior to recordation of the Final Parcel Map. This fee is for acquisition, development or rehabilitation of County parks and recreation facilities, and/or to assist other providers of park and recreation facilities to acquire, develop or rehabilitate facilities that will serve the proposed subdivision. The section further defines the formula for calculating this fee. The fee for this subdivision is \$1,327.50; however, fees are based on the current land value provided by the County Assessor's Office at the time of payment and are subject to change. A worksheet showing the prescribed calculation is shown in Attachment K.

5. Compliance with the Grading Ordinance

The project proposes 470 cubic yards of grading (i.e., excavation) to accommodate a new subgrade basement for the proposed development on Parcel A. The following findings must be made pursuant to Section 9290 of the San Mateo County Grading Ordinance:

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

An Initial Study and Mitigated Negative Declaration (MND) have been prepared for the project. Staff has concluded that the project, with the recommended mitigation measures, will not have a significant adverse impact on the environment. All mitigation measures from the MND are included as recommended conditions of approval. In addition, the County's Geotechnical Section, Department of Public Works, and Drainage Review Section have reviewed and approved the project with conditions.

- b. **The project conforms to the criteria of Chapter 8, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 9296.**

The project will conform to standards in the Grading Ordinance, including those relative to an erosion and sediment control plan, dust control plan, fire safety, and the timing of grading activity. The project plans have been reviewed and recommended for approval by the Geotechnical Section, the Department of Public Works, and Drainage Review Section.

- c. **The project is consistent with the General Plan.**

The project has been reviewed against the applicable policies of the San Mateo County General Plan and found to be consistent with its goals and objectives. See Section A.1 of this report for a detailed discussion regarding the project's compliance with the applicable General Plan Policies.

6. Tree Removal and Replacement

Section 12,2012 of the County Significant Tree Ordinance define a "Significant Tree" as a live woody plant rising above the ground with a single stem or trunk of a circumference of 38 inches or more (or 12 inches in diameter) measured at 4 1/2 feet vertical above ground. All significant trees require a permit for removal.

The project includes the removal of 12 trees, including four significant trees consisting of one Walnut tree (12 inches dbh), two American elm trees (12 inches and 25 inches dbh), and one Mexican fan palm tree (26 inches dbh) located throughout the property, primarily on proposed Parcel A. The proposed tree removals are requested due to interference with proposed residential development on proposed Parcel A and/or poor health as described in an arborist report prepared by Kevin Kielty, dated February 21,

2019. Replacement trees would be required to mitigate the loss of significant trees at a 1:1 ratio, minimum 24-inch box size, see Section B for further discussion. Additionally, as required under the County's Significant Tree Ordinance, a tree protection pre-site inspection will be required to ensure that all trees to remain are adequately protected prior to the start of any grading and/or construction activity.

B. NORTH FAIR OAKS COMMUNITY COUNCIL

The North Fair Oaks Community Council considered the project at their April 28, 2022 meeting. At the meeting, two members of the public raised concern over the project verbally and/or in writing to the Council (see Attachment M). Concerns included cumulative impacts to the neighborhood regarding traffic, tree removal, and construction. The Council considered the project and public comments and recommended approval (4-0-2) with the request for replacement trees to be of 24-inch box size, as opposed to the 15-gallon size recommended in Mitigation Measure 2 of the Mitigated Negative Declaration. The Council feels the increased replacement tree sizing will help to more quickly fill the void of the mature tree canopy being lost as a result of the project.

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15073.5(c)(1) and Section 15074.1, the replacement tree size recommended by the Council (24-inch box size) is equivalent or more effective in mitigating or avoiding the potential significant effects of the proposed tree removal and will in itself not cause any potential significant effect on the environment. A public hearing is required for consideration of the project and a written finding for this substitute mitigation is recommended for adoption in Attachment A to satisfy CEQA Guidelines Section 15074.1(b); therefore, recirculation of the proposed Mitigated Negative Declaration is not required to revise Mitigation Measure 2 to reflect a 24-inch box size for replacement trees.

C. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared and circulated for the project. The public comment period commenced on March 14, 2022 and ended on April 4, 2022. No comments were received during the 20-day public comment period.

Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15073.5(c)(4), minor modifications to the circulated IS/MND have been made to correct a technical inaccuracy of the referenced General Plan land use designation cited as "Medium Density Residential" to "Single-family Residential". The correction does not result in any new, avoidable significant effects or new or revised mitigation measures. Therefore, recirculation of the IS/MND is not required.

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15073.5(c)(1) and Section 15074.1, a substitute tree size as requested by the North Fair Oaks Community Council, see Section B of the staff report, is equivalent or more effective in mitigating or avoiding the potential significant effects of the proposed tree removal and will in itself not cause any potentially significant effect on the environment. A public hearing is required for consideration of the project and a written finding for this substitute mitigation is recommended for adoption in Attachment A to satisfy CEQA Guidelines Section 15074.1(b); therefore, recirculation of the proposed Mitigated Negative Declaration is not required. These minor modifications are shown in the final draft IS/MND, included as Attachment L, as strikethrough and underline edits. Mitigation Measures have been included as conditions of approval in Attachment A. The final draft IS/MND is included as Attachment L.

D. REVIEWING AGENCIES

County Building Inspection Section
County Drainage Review Section
County Geotechnical Section
County Department of Public Works
Menlo Park Fire Protection District
Fair Oaks Sewer District
California Water Service – Bear Gulch
San Mateo Local Agency Formation Commission

ATTACHMENTS

- A. Recommended 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 Map
- H. Proposed Tentative Parcel Map
- I. Grading Plans
- J. Arborist Report
- K. In-lieu Park Fee Worksheet
- L. Initial Study/Mitigated Negative Declaration
- M. Written public comment to the North Fair Oaks Community Council

SSB:cmc – SSBGG0167_WCU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED ACTIONS AND FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00271

Hearing Date: June 8, 2022

Prepared By: Summer Burlison,
Project Planner

For Adoption By: Planning Commission

RECOMMENDED ACTIONS

That the Planning Commission recommend that the Board of Supervisors:

1. Adopt a resolution adopting the Initial Study and Mitigated Negative Declaration for the General Plan Land Use Map Amendment, Zoning Map Amendment, Minor Subdivision, and Grading Permit for the project at 501 Palmer Lane in the unincorporated North Fair Oaks area;
2. Adopt a resolution amending the San Mateo County General Plan Land Use Map to assign a land use designation of Single-family Residential to a 9,500 square foot portion of Assessor's Parcel Number 060-162-130 at 501 Palmer Lane in the unincorporated North Fair Oaks area;
3. Adopt 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 assign a zoning designation of R-1/S-93 (One-family Residential/S-93 Combining District) to a 9,500 sq. ft. portion of Assessor's Parcel Number 060-162-130 at 501 Palmer Lane in the unincorporated North Fair Oaks area; and
4. Approve the Minor Subdivision and Grading Permit, County File Number PLN 2018-00271 by adopting the findings and conditions found in this Attachment A.

RECOMMENDED FINDINGS

That the Planning Commission recommend that the Board of Supervisors:

Regarding the Minor Subdivision, Find:

1. That the proposed map and the design and improvements of the proposed subdivision is consistent with applicable general and specific plans. The proposed subdivision would result in an increase in the number of housing units on the site and would not exceed the North Fair Oaks Community Plan land use

designations for the property. Additionally, all public services and infrastructure are available to serve the proposed lots.

2. That the site is physically suitable for the type and proposed density of development. The proposed subdivision is in an established single-family residential neighborhood and would comply with zoning and general plan density requirements. The site is therefore physically suitable for the type and the proposed density of development. Additionally, utility connections are available to serve future development.
3. 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. The design of the subdivision and the proposed improvements would not substantially injure fish or wildlife or their habitat, as the site is not located within as the site is not near any water bodies or sensitive habitat areas. Additionally, the project would be required to minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Prevention Programs and General Construction and Site Supervision Guidelines throughout the duration of any subdivision improvements.
4. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. There is no evidence to suggest that the project would create a public health problem or cause substantial environmental damage.
5. 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 or proposed access easements on the parcel.
6. 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 District has indicated that sewer capacity is available.
7. That, since the land is not subject to a Williamson Act Contract, the finding regarding Williamson Act Contract compliance related to sustaining agricultural use is not applicable.
8. That, since the land is not located in a very high fire hazard severity zone or state responsibility area, as defined in Section 51177 of the California Government Code, the project is not subject to the fire safety provisions of Section 7013.3.c.(11) (a-c) of the County Subdivision Regulations.

9. That, since the proposed subdivision does not include land designated in the County General Plan/NFO Community Plan as open space and is not located in a state responsibility area or a very high fire hazard severity zone, the finding regarding consistency with open space purposes and the requirement for a recorded restriction prohibiting the development of a habitable, industrial or commercial building or structure is not applicable.
10. That pursuant to Section 7005 of the Subdivision Regulations, in carrying out the provisions of the Subdivision Regulations, the County has considered the effect of actions taken pursuant to these regulations on the housing needs of the region and the housing needs of the County as expressed in the Housing Chapter of the County's General Plan and has balanced these needs against the public service needs of residents. The proposed subdivision will support an increase in housing supply in the North Fair Oaks area with minimal impact to services, infrastructure or the community.

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 payment and calculated per the method on the attached worksheet.
5. 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, 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.
6. 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.
7. No site disturbance shall occur, including any tree/vegetation removal or grading, until a building permit has been issued.
8. 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-ways. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access. There shall be no storage of construction vehicles in the public right-of-way.
9. The property owner(s) shall coordinate with the project planner to record the Notice of Determination and pay an environmental filing fee of \$2,548.00 (current filing 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. Note: the filing fee increases on an annual basis.
10. No additional significant trees, beyond the four (4) identified in the staff report, are approved for removal. Any additional tree removal is subject to the San Mateo County Significant Tree Ordinance and may require a separate permit for removal.
11. The applicant shall preserve all significant trees authorized for removal until after:
 - a. The plans submitted for a building permit for development of each lot, or the subdivision improvements, demonstrates the necessity to remove the tree; and

- b. A building permit for development of the lot(s), or construction of subdivision improvements, has been issued.
12. The applicant shall provide for the extension of water, electric, cable and television lines to service the new lots. All new electrical lines for the proposed subdivision shall be installed from the nearest existing utility pole. The extension of water, gas and electrical lines will require the issuance of a building permit.
 13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
 14. 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 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.
 15. 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. A grading "hard card" is only issued concurrently with a building permit for subdivision improvements or development.
 16. 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.
 17. 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.

18. 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.
19. 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.
20. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of any ground disturbing activities.

Mitigation Measures from the Mitigated Negative Declaration

21. **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. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day; the use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

- f. 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.
 - g. 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.
 - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
22. **Mitigation Measure 2:** All significant trees approved for removal shall be replaced at a 1:1 ratio, minimum 24-inch box size. Proposed replacement trees shall be shown on a Tree Planting Plan or Landscape Plan included in construction plans submitted for building permit review. The Plan shall include species, size, and location of all replacement trees. The Planning Division shall verify the approved plantings prior to final building inspection

Drainage Review Section

The following will be required at the time of building permit submittal:

- 23. Stormwater Management Design: The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Planning and Building for review and approval. The drainage analysis shall consist of a written narrative and plan and conform to the County's current drainage policy at the time of building permit application. The flow of the stormwater onto, over, and off the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the measures to certify adequate drainage. Recommended measures shall be designed and included on applicable improvement plans and submitted to the Department of Planning and Building for review and approval.
- 24. An updated C.3/C.6 Checklist.

Geotechnical Section

- 25. A detailed geotechnical report shall be submitted at the building permit stage that includes all relevant project scope for the project.

Department of Public Works

26. 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. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
27. 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.
28. 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 No.3277.
29. 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, County Standard Details, County Drainage Policy and NPDES permit. 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.
30. 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.
31. The applicant shall submit a Parcel Map to the Department of Public Works County Surveyor 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.

32. 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.

Menlo Park Fire Protection District

33. The project shall comply with all applicable current California Building and Fire Codes and local amendments.
34. Install a NFPA 13-D fire sprinkler system for each new structure under separate fire permit. Fire sprinkler systems shall comply with Menlo Park Fire Protection District Standards. If the homes are larger than 3,600 sq. ft., the sprinkler system shall be calculated to a 4-head calculated design.
35. Residential fire sprinklers shall have an interior alarm, activated by the flow switch that is audible in all sleeping areas.
36. Fire flow data shall be provided at the time of deferred submittal for the fire suppression system.
37. Install smoke detectors in each sleeping area and the area outside sleeping areas. Install carbon monoxide detectors outside sleeping areas. Smoke and carbon monoxide detectors shall be hardwired and inter-connected for alarm.
38. The applicant shall provide at least 4-inch tall with 1/2-inch stroke illuminated address numbers. The address shall be visible from the street and contrasting to its background. Address numbers shall be maintained.
39. The approved plans and approval letter must be on site at the time of inspection
40. Final acceptance of this project is subject to field inspection.

Fair Oaks Sewer District

41. The Sewer District will allow the proposed additional two connections to support the subdivision provided that all associated fees are paid. The Sewer District will require the applicant to purchase the additional sewer connections and obtain all appropriate permits for the installation of the connections. The fees for new sewer connections will be calculated based on the plans submitted prior to final approval of the building plans.
42. Each subdivided parcel must connect to the Sewer District main with an individual 4-inch sewer lateral.

43. The Sewer District will allow the proposed connection 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. Detailed plans showing the proposed sewer connections shall be submitted to the Sewer District for review prior to final approval of the building plans. The plans shall indicate the location of the existing and proposed sewer laterals.
45. The applicant shall pay a plan review fee in the amount of \$300. Payment shall be made to the County of San Mateo.

California Water Service – Bear Gulch

46. The owner shall apply for two water connections to serve the two new proposed lots.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

RESOLUTION NO. _____

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

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**RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR THE
GENERAL PLAN LAND USE MAP AMENDMENT, ZONING MAP AMENDMENT,
MINOR SUBDIVISION, AND GRADING PERMIT FOR THE PROJECT AT 501
PALMER LANE IN THE UNINCORPORATED NORTH FAIR OAKS AREA**

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

WHEREAS, on July 19, 2018, the applicant, Nancy Berghold submitted an application for a General Plan Map Amendment, Zoning Map Amendment, Minor Subdivision, and Grading Permit to assign a zoning designation of “One-family Residential/S-93 Combining District” (R-1/S-93) and General Plan land use designation of “Single-family Residential” to a 9,500 sq. ft. portion of the property at 501 Palmer Lane (APN 060-162-130) in the unincorporated North Fair Oaks area of San Mateo County, to support a three-lot subdivision for residential development; and

WHEREAS, the 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”), where the mitigation measures of the Initial Study and Mitigated Negative Declaration have been included as conditions of approval in Attachment A of the staff report dated [insert BOS date], and the conditions of approval shall serve as the MMRP; and

WHEREAS, the Initial Study and Mitigated Negative Declaration were posted on March 14, 2022, 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 June 8, 2022, 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 BOS date], to consider the Mitigated Negative Declaration and the proposed project and to take public testimony; and

WHEREAS, the Board of Supervisors finds that the modification to Mitigation Measure 2 in the Initial Study and Mitigated Negative Declaration, changing the required size of replacement trees from 15-gallon to 24-inch box size, is equivalent or more effective in mitigating or avoiding potential significant effects and that the mitigation measure in itself will not cause any potentially significant effect on the environment; 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.

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 conditions of approval set forth in Attachment A of the staff report dated [insert BOS date] as the Mitigation Monitoring and Reporting Program.

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

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

RESOLUTION NO. _____

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

* * * * *

RESOLUTION AMENDING THE SAN MATEO COUNTY GENERAL PLAN LAND USE MAP TO ASSIGN A LAND USE DESIGNATION OF SINGLE-FAMILY RESIDENTIAL TO A 9,500 SQUARE-FOOT PORTION OF ASSESSOR'S PARCEL NUMBER 060-162-130 AT 501 PALMER LANE IN THE UNINCORPORATED NORTH FAIR OAKS AREA

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

WHEREAS, on July 19, 2018, the applicant, Nancy Berghold, submitted an application for a General Plan Map Amendment, Zoning Map Amendment, Minor Subdivision, and Grading Permit to assign a zoning designation of "One-family Residential/S-93 Combining District" (R-1/S-93) and General Plan land use designation of "Single-family Residential" to an undesignated 9,500 sq. ft. portion of the property at 501 Palmer Lane (APN 060-162-130) in the unincorporated North Fair Oaks area of San Mateo County, to support a three-lot subdivision for residential development; 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 zoning map amendment and General Plan map amendment; and

WHEREAS, on July 8, 2022, the County Planning Commission at its duly noticed public hearing considered the amendment described above and recommended approval of the amendment; and

WHEREAS, on [enter BOS date], 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, will match the existing land use designation of the parcel, is consistent with the surrounding unincorporated area's land use designation, and will support infill and housing objectives of the General Plan and North Fair Oaks Community Plan; and

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the San Mateo County General Plan Land Use Map is revised to assign a land use designation of “Single-family Residential” to the undesignated portion of the property located at 501 Palmer Lane (APN 060-162-130) in the unincorporated North Fair Oaks area of San Mateo County.

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

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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 ASSIGN A ZONING DESIGNATION OF R-1/S-93 (ONE-FAMILY RESIDENTIAL/S-93 COMBINING DISTRICT) TO A 9,500 SQUARE-FOOT PORTION OF ASSESSOR’S PARCEL NUMBER 060-162-130 AT 501 PALMER LANE IN THE UNINCORPORATED NORTH FAIR OAKS 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 19, 2018, the applicant, Nancy Berghold, submitted an application for a General Plan Map Amendment, Zoning Map Amendment, Minor Subdivision, and Grading Permit to assign a zoning designation of “One-family Residential/S-93 Combining District” (R-1/S-93) and General Plan land use designation of “Single-family Residential” to a 9,500 sq. ft. portion of the property at 501 Palmer Lane (APN 060-162-130) in the unincorporated North Fair Oaks area of San Mateo County, to support a three-lot subdivision for residential development; 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 zoning map amendment and General Plan map amendment; and

WHEREAS, on June 8, 2022, the County Planning Commission at its duly noticed public hearing considered the proposal described above and recommended approval of the zoning map amendment; and

WHEREAS, on [enter BOS date], the Board of Supervisors at its duly noticed public hearing considered the proposed zoning amendment; and

WHEREAS, the Board finds that the zoning map amendment meets the public necessity, convenience, and the general welfare of the community as the proposed zoning will match the existing zoning of the remainder of the parcel, is consistent with the surrounding unincorporated area's zoning designation, and will support the proposed three-lot subdivision, which will accommodate additional housing units and allow for better utilization of the parcel while maintaining consistency with the zoning standards and surrounding single-family residentially developed community.

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 assign the zoning designation of R-1/S-93 to a portion of the parcel located at 501 Palmer Lane (APN 060-162-130).

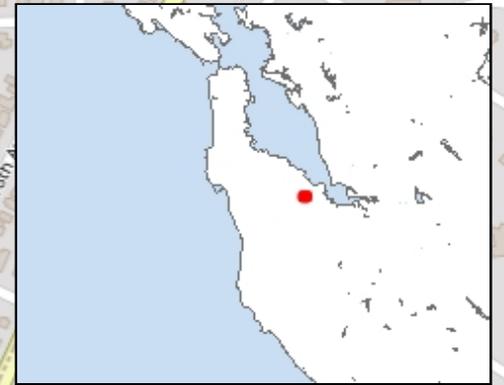
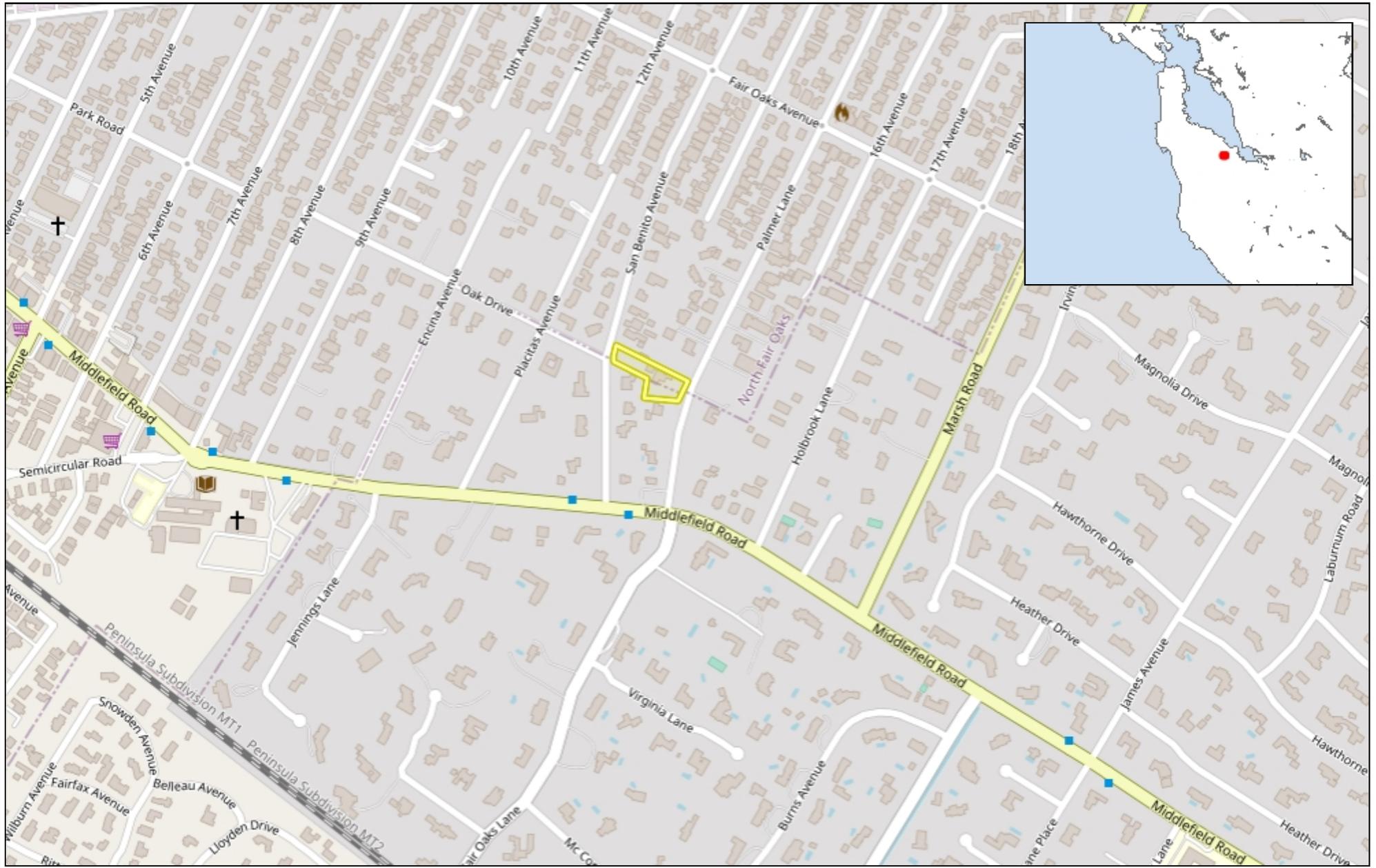
SECTION 3. The Clerk shall publish this ordinance in accordance with applicable law.

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



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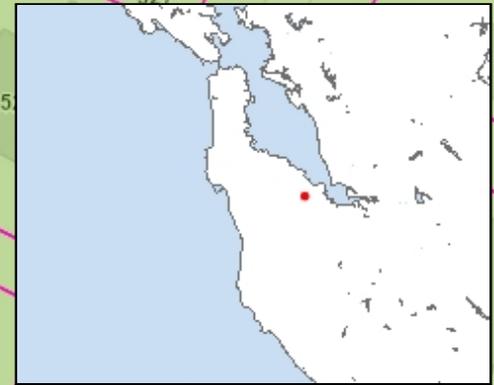
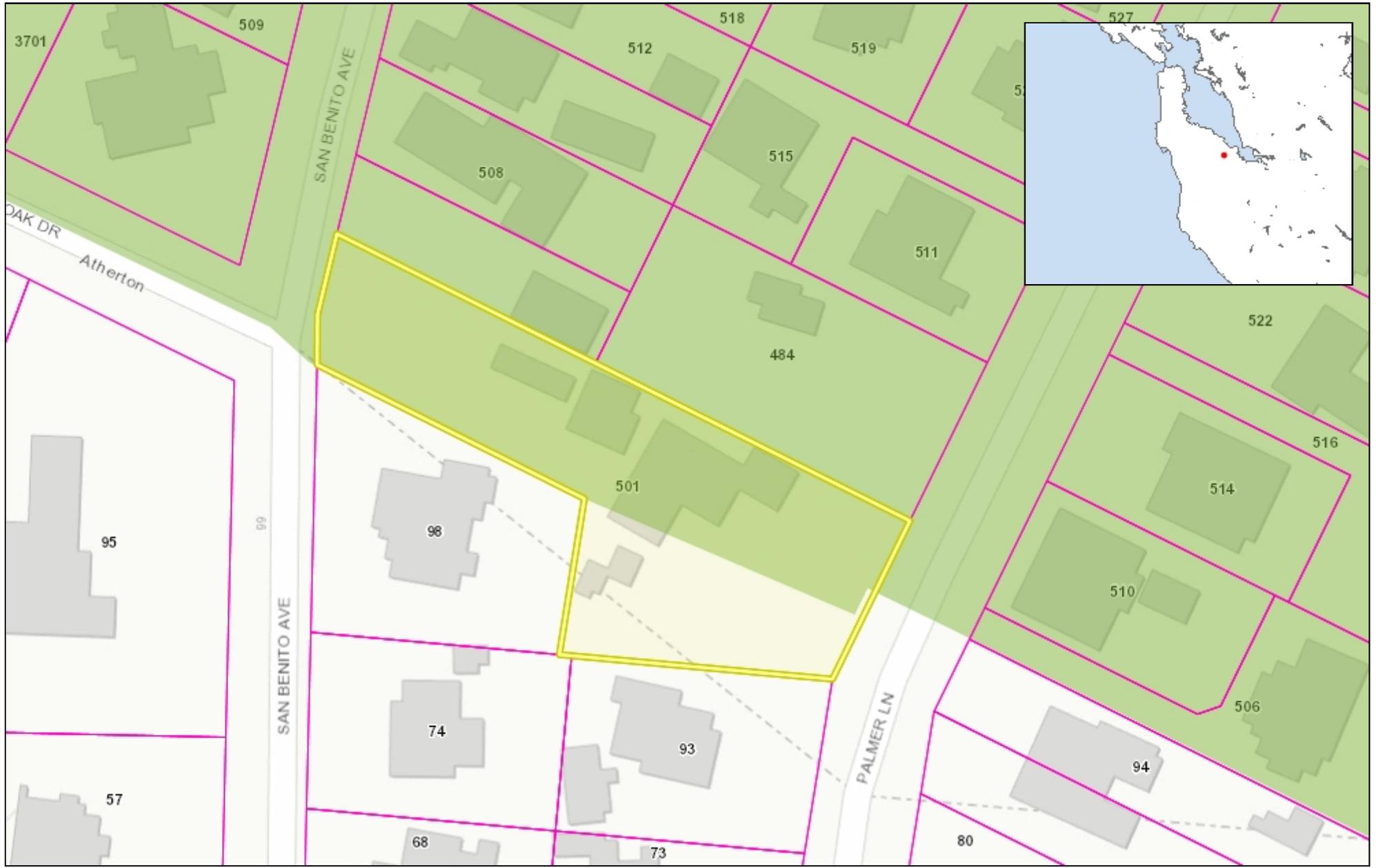
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F



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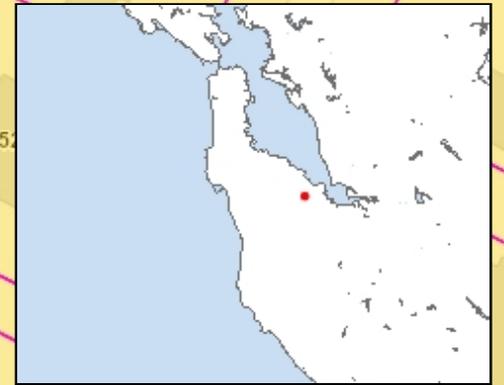
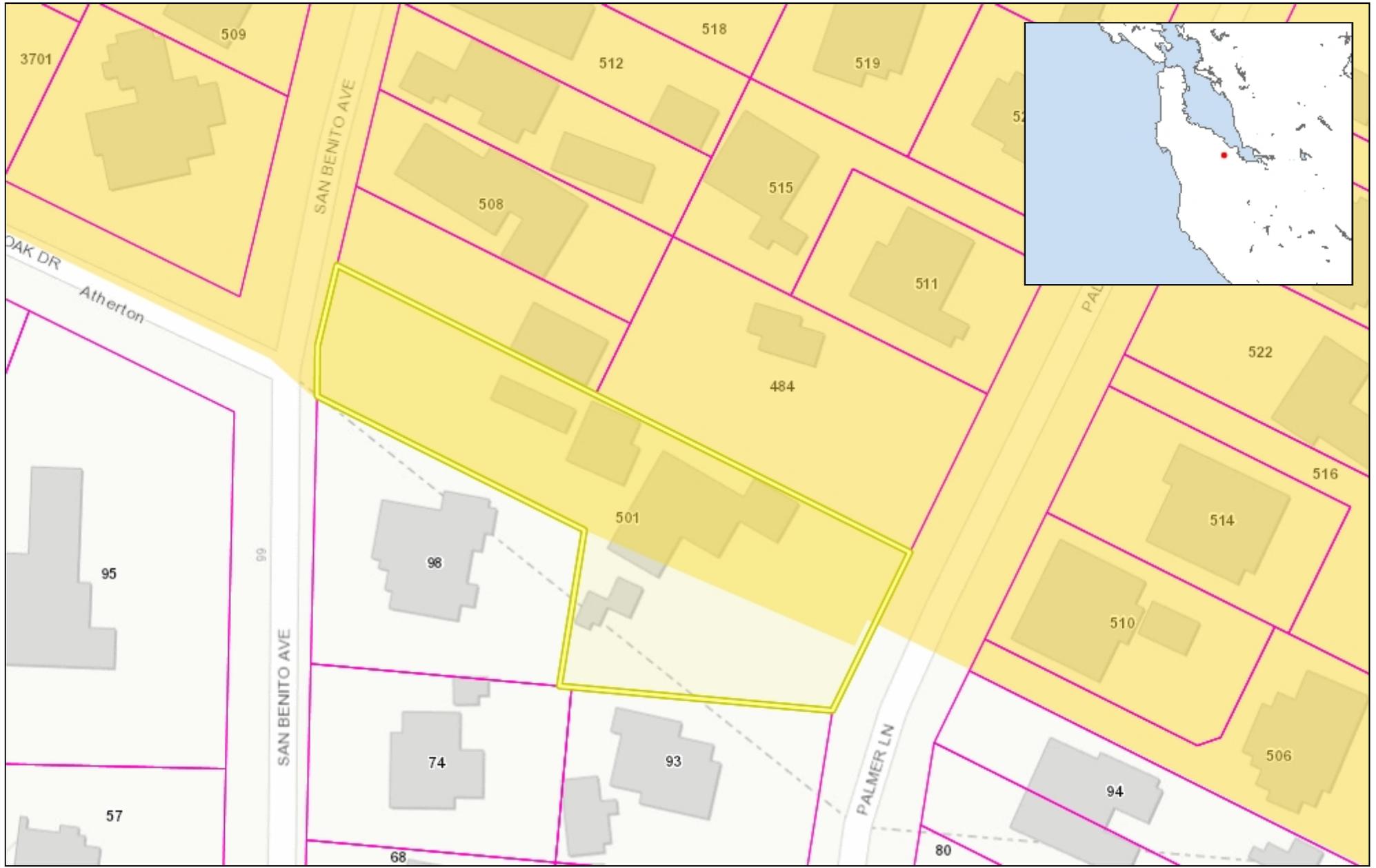
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G



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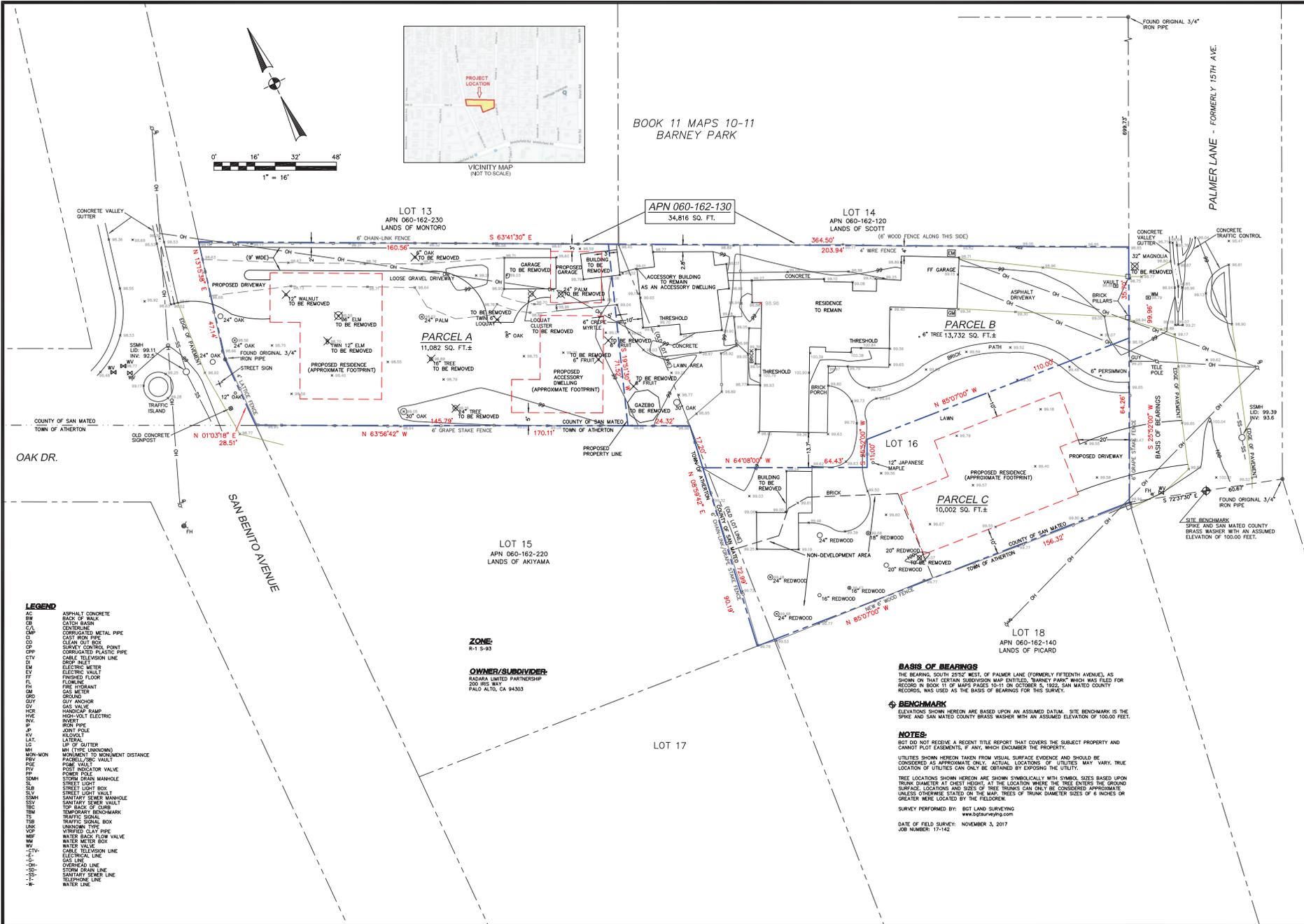
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H



LEGEND

AC	ASPHALT CONCRETE
BE	BACK OF WALK
CB	CATCH BASIN
CL	CENTERLINE
CMF	CORROGATED METAL PIPE
CO	CAST IRON PIPE
CS	CLEAR CUT
CP	SURVEY CONTROL POINT
CRP	CORROGATED PLASTIC PIPE
CTV	CABLE TELEVISION LINE
DM	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FL	FLOORING FLOOR
FR	FRESH FLOW
FM	FIRE METER
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GA	GAS VALVE
HOR	HANDICAP RAMP
HVE	HIGH-VOLT. ELECTRIC
IP	IRON PIPE
JV	JOINT POLE
KV	KILOVOLT
LAT	LATERAL
LI	TOP OF GUTTER
MI	MINOR (TYPE UNKNOWN)
MM	MANHOLE TO MONUMENT DISTANCE
PFV	PACELINE/SDC VAULT
PIV	POLE VALVE
PIV	POST INDICATOR VALVE
PP	POWER POLE
SDM	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SLV	STREET LIGHT VAULT
SSM	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK
TBM	TEMPORARY BENCHMARK
TSS	TRAFFIC SIGN
UB	UNKNOWN TYPE BOX
UNK	UNKNOWN TYPE PIPE
UP	UPSTATED PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-CIV-	CIVIL ELEVATION LINE
-S-	SEWER LINE
-G-	GAS LINE
-O-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

ZONE
R-1 S-93

OWNER/SUBDIVIDER:
RADAMA LIMITED PARTNERSHIP
200 865 BAY
PALO ALTO, CA 94303

BASIS OF BEARINGS
THE BEARING, SOUTH 25°52' WEST, OF PALMER LANE (FORMERLY FIFTEENTH AVENUE), AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "BARNEY PARK" WHICH WAS FILED FOR RECORD IN BOOK 11 OF MAPS PAGES 10-11 ON OCTOBER 5, 1925, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK
ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. SITE BENCHMARK IS THE SPIKE AND SAN MATEO COUNTY BRASS MARKER WITH AN ASSUMED ELEVATION OF 100.00 FEET.

NOTES:
EST DID NOT RECEIVE A RECENT TITLE REPORT THAT COVERS THE SUBJECT PROPERTY AND CANNOT PLOT EASEMENTS, IF ANY, WHICH ENCUMBER THE PROPERTY.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SIMULTANEOUSLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT GIRT HEIGHT AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. TREE TRUNK DIAMETER SIZES SHOWN IN INCHES. TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDSOUR.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtlandsurveying.com

DATE OF FIELD SURVEY: NOVEMBER 3, 2017
JOB NUMBER: 17-142



TENTATIVE PARCEL MAP
LOT 16, PORTION OF LOT 15, "BARNEY PARK" (BOOK 11 MAPS 10-11)
501 PALMER LANE
ATHERTON AND COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:
060-162-130

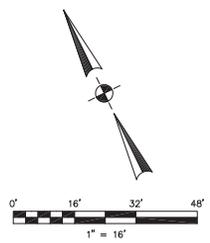
Prepared For:
RADAMA LIMITED PARTNERSHIP
200 865 BAY
PALO ALTO, CA 94303

Date: OCTOBER, 2019
Scale: 1" = 16'
Contour Interval: 1'
Drawn by: LHL

Revisions:

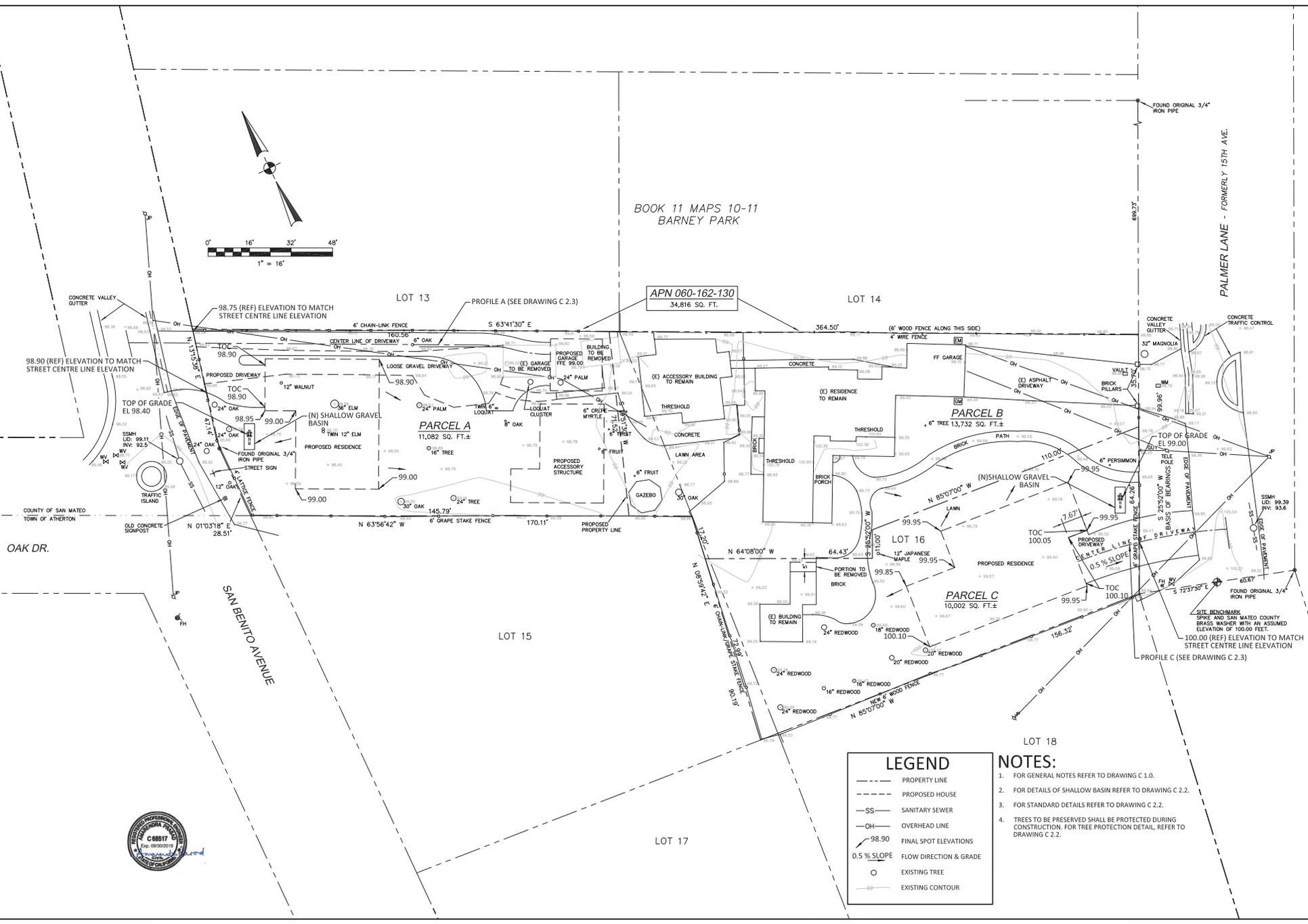
SU-1

Job No. 17-142



BOOK 11 MAPS 10-11
BARNEY PARK

APN 060-162-130
34,816 SQ. FT.



LEGEND

---	PROPERTY LINE
---	PROPOSED HOUSE
SS	SANITARY SEWER
OH	OVERHEAD LINE
98.90	FINAL SPOT ELEVATIONS
0.5% SLOPE	FLOW DIRECTION & GRADE
○	EXISTING TREE
—	EXISTING CONTOUR

- NOTES:**
- FOR GENERAL NOTES REFER TO DRAWING C 1.0.
 - FOR DETAILS OF SHALLOW BASIN REFER TO DRAWING C 2.2.
 - FOR STANDARD DETAILS REFER TO DRAWING C 2.2.
 - TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION. FOR TREE PROTECTION DETAIL, REFER TO DRAWING C 2.2.

DESIGN EVEREST
 CONSULTING ENGINEERS
 365 FLOWER LANE
 MOUNTAIN VIEW, CA 94043
 PHONE: (650) 311-5013 FAX: (650) 695-1801

GRADING AND DRAINAGE PLAN

501 PALMER LANE

ATHERTON AND COUNTY OF SAN MATEO, CALIFORNIA

REV	DATE	DESCRIPTION
1	8 OCT 2018	ISSUED FOR APPROVAL

SIGN DATE: 12-01-2018

DATE: AS NOTED

SCALE: AS NOTED

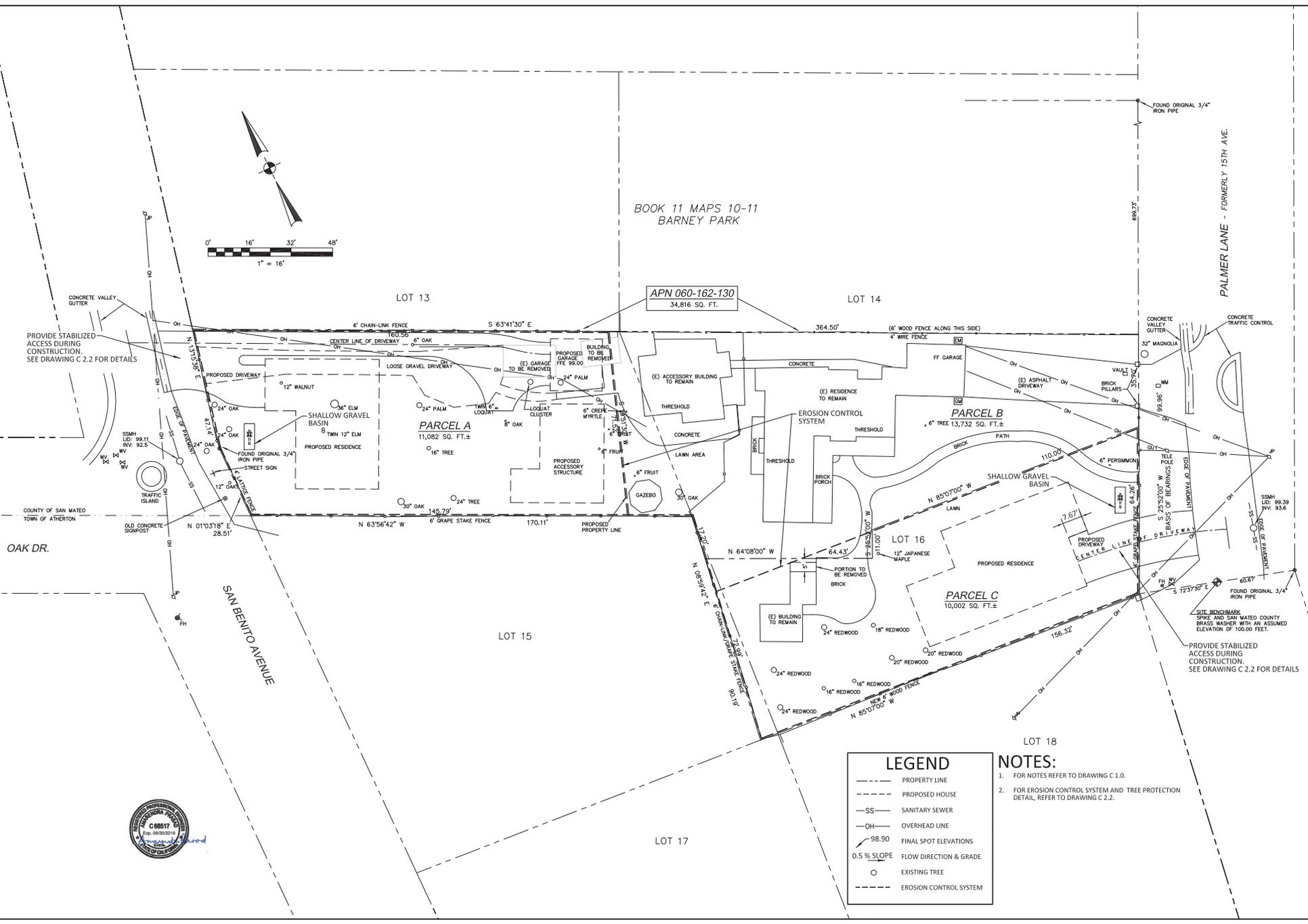
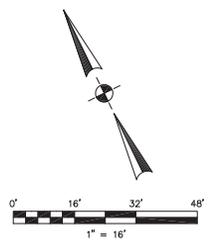
DRAWN BY: PB

CKD BY: AG

PROJECT #: 201808118

C 2.0





LEGEND

---	PROPERTY LINE
---	PROPOSED HOUSE
SS	SANITARY SEWER
OH	OVERHEAD LINE
98.90	FINAL SPOT ELEVATIONS
0.5% SLOPE	FLOW DIRECTION & GRADE
○	EXISTING TREE
---	EROSION CONTROL SYSTEM

- NOTES:**
- FOR NOTES REFER TO DRAWING C.1.0.
 - FOR EROSION CONTROL SYSTEM AND TREE PROTECTION DETAIL, REFER TO DRAWING C.2.2.



DESIGN EVEREST
CONSULTING ENGINEERS

365 FLOWER LANE
MOUNTAIN VIEW, CA 94035
PHONE: (650) 311-5013 FAX: (650) 695-1801

EROSION CONTROL PLAN
501 PALMER LANE
ATHERTON AND COUNTY OF SAN MATEO, CALIFORNIA

REV	DATE	DESCRIPTION
1	8 OCT 2018	ISSUED FOR APPROVAL

SIGN DATE: 12-01-2018
DATE: AS NOTED
SCALE: AS NOTED
DRAWN BY: PB
CKD BY: AG
PROJECT #: 201808118

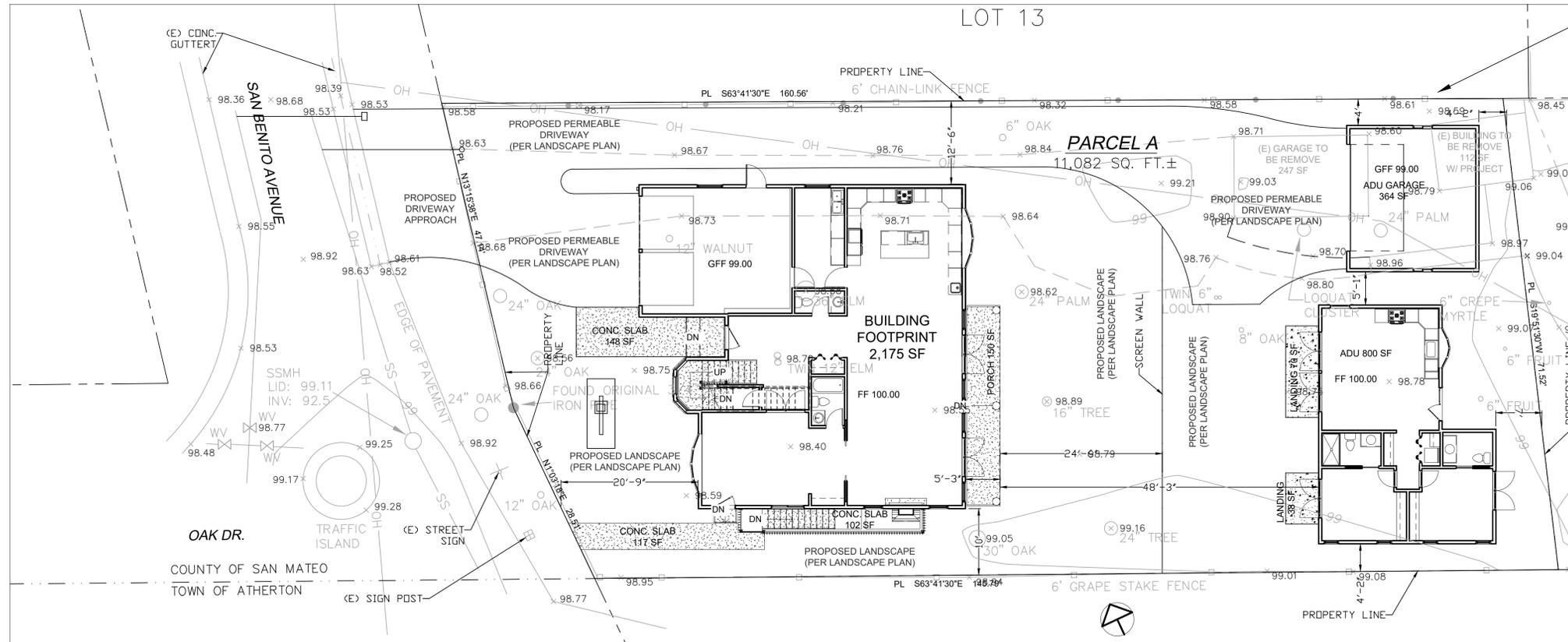
C 2.1



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT I

A SFR & AN ADU IMPROVEMENT 502 SAN BENITO AVENUE MENLO PARK IN THE COUNTY OF SAN MATEO, CALIFORNIA



PLOT PLAN
SCALE: 1" = 10'

SHEET INDEX:

- TL1 SHEET 1 OF 8 TITLE SHEET
- GR1 SHEET 2 OF 8 GRADING PLAN & SECTIONS
- GR2 SHEET 3 OF 8 GRADING NOTES
- EC1 SHEET 4 OF 8 EROSION CONTROL & DETAILS
- EC2 SHEET 5 OF 8 EROSION CONTROL NOTES
- SIP1 SHEET 6 OF 8 DRIVEWAY APPROACH IMPROVEMENT
- SS1 SHEET 7 OF 8 SEWER LATERAL CONNECTION
- W1 SHEET 8 OF 8 WATER LATERAL CONNECTION

PROJECT DATA:

ADDRESS: 502 SAN BENITO AVENUE
MENLO PARK, CA 94027

APN: 060-162-130

ZONING: R-1, S-93

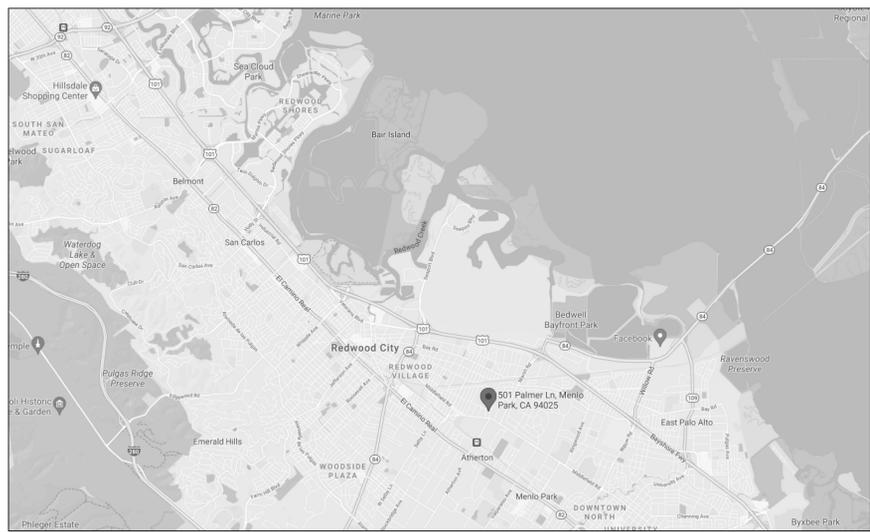
OWNER: RADARA LP.
502 SAN BENITO AVENUE
MENLO PARK, CA 94027

ARCHITECT: STUDIO BERGHOLD
1183 VIRGINIA AVE.
REDWOOD CITY, CA 94061
(650)722-2667
DESIGNED@STUDIOBERGHOLD.COM

TOPO SOURCE: BGT LAND SURVEY
871 WOODSIDE WAY
SAN MATEO, CA 94401
(650)212-1030
BTAYLOR@BGT SURVEYING.COM

GRADING DESIGN: JIMMY CHEN, P.E.
DESIGN EVEREST.
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
(888)512-3152

SCOPE OF IMPROVEMENTS:
A NEW TWO STORY SINGLE FAMILY HOME WITH HALF BASEMENT AND AN ACCESSORY DWELLING UNIT PLUS DETACHED 2 CAR GARAGE.



VICINITY MAP
NOT TO SCALE

AREA CALCULATIONS:

	BUILDING/PORCH	IMPERVIOUS GAR/SHD DRIVEWAY/CONC. PAD	TOTAL	PERVIOUS
EXISTING (SF)	112	247	359	10,723
PROPOSED (SF)	3,125	364	3,964	7,118

IMPERVIOUS AREA INCREASED: 3,605 SF

QUANTITIES: CUT 470 CY FILL 0 IMPORT 0 EXPORT 587 CY

EARTHWORK QUANTITY ESTIMATE IS FOR PERMIT APPLICATION. CONTRACTOR SHALL BID EARTHWORK BASED ON ITS OWN ESTIMATE.
FOR EXPORT SOIL USE 25% EXPANSION FACTOR FOR LOOSE SOIL.



DESIGN EVEREST, INC
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
FOR SALES: (888) 311-3015
FOR CONSTRUCTION SUPPORT: (888) 512-3152
EMAIL: constructionsupport@designeverest.com

TITLE SHEET
SFR & ADU IMPROVEMENT AT
502 SAN BENITO AVENUE
MENLO PARK, CA 94027

REV	DATE	DESCRIPTION
1	11-15-2021	Add Cut/Fill Quantity
2		
3		
4		
5		



SIGN DATE: 11-15-2021
DATE: AS NOTED
SCALE: AS NOTED
DRAWN BY: JC
CKD BY: JC
PROJECT #: 202105042

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF MENLO PARK MUNICIPAL CODE AND CONSTRUCTION REGULATIONS, AS WELL AS WITH THE REGULATIONS OF ALL OTHER GOVERNMENT AGENCIES WITH JURISDICTION.
2. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING DEPARTMENT AT (650) 752-0560, AT LEAST 48 HOUR PRIOR TO COMMENCING.
3. WORK, INCLUDING DELIVERIES AND MOVEMENT OF MACHINERY, IS ONLY ALLOWED BETWEEN 8AM AND 5PM, MONDAY THROUGH FRIDAY. NO WORK IS ALLOWED ON WEEKENDS OR LEGAL HOLIDAYS.
4. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY OF MENLO PARK.
5. THE CONTRACTOR SHALL KEEP ADJACENT ROADS AND STREETS OPEN FOR TRAVEL BY THE PUBLIC, ADJACENT PROPERTY OWNER, THEIR VISITORS AND GUESTS AT ALL REASONABLE TIMES. BLOCKAGE OF A STREET OR ROAD EXCEEDING FIVE MINUTES IS A VIOLATION OF THE CITY OF MENLO PARK MUNICIPAL CODE.
6. ANY CONSTRUCTION SITE THAT IS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY MUST BE ADEQUATELY SCREENED TO THE SATISFACTION OF THE BUILDING OFFICIAL. SCREENING SHALL CONSIST OF MATERIALS APPROVED BY THE BUILDING OFFICIAL AND MUST BE IDENTIFIED ON THESE PLANS.
7. ANY DISTURBANCE OF THE WATER SERVICE LATERAL OR METER MUST BE APPROVED IN ADVANCE BY CALIFORNIA WATER SERVICE COMPANY, BEAR GULCH DISTRICT, AT 3525 ALAMEDA DE LAS PULGAS, MENLO PARK, CA 94025; PHONE (650) 367-6800 (REGULAR OR OFF-HOURS).
8. ANY DISTURBANCE OF THE SANITARY SEWER CLEAN OUT, OR THE SEWER LATERAL DOWNSTREAM OF THE CLEANOUT AT THE PROPERTY LINE MUST BE APPROVED IN ADVANCE BY THE FAIR OAKS SANITARY DISTRICT, 555 COUNTY CENTER- 5TH FLOOR, REDWOOD CITY, CA 94063; PHONE (650) 363-4100 (REGULAR OR OFF-HOURS).
9. NO CONNECTION IS ALLOWED BETWEEN THE STORM WATER COLLECTION AND TREATMENT SYSTEMS AND THE SANITARY SEWER SYSTEM.
10. ALL DRAINAGE-SYSTEM PIPES MUST BE INSPECTED BEFORE COVERING. INSPECTION CAN BE DONE IN STAGES AS BACKFILLING PROCEEDS, TO ALLOW SUPPORT TO BE PROVIDED BEFORE INSTALLING PIPES THAT ENTER THE SIDES OF STRUCTURES.

GRADING NOTES:

1. CONTRACTOR TO LOCATE A SUITABLE AREA TO USE FOR EQUIPMENT LAYDOWN WITHIN THE PROPERTY OR TEMPORARILY USE THE STREET FRONTAGE. CONTRACTOR SHOULD PARK THEIR VEHICLES IN THE STREET AND NEED TO CLEAN THE STREET BEFORE THE END OF THE DAY.
2. CONTRACTOR SHALL ACQUIRE AN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.

STORM DRAIN NOTES :

1. GRADES AS SHOWN ON THE GRADING PLAN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION PLACED AT THE DIRECTION OF THE PROJECT ENGINEER IN ADVANCE OF ANY CHANGES DEEMED NECESSARY TO OBTAIN A BALANCED GRADING PROGRAM TO MEET MINIMUM STANDARDS. MINIMUM COMPACTION OUTSIDE THE STREET RIGHT-OF-WAY SHALL BE 90%.
2. ALL GRADING SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES AND PROVIDE NECESSARY EROSION CONTROL MEASURES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS AREA IN PLACE AND FUNCTIONING.
4. CONTRACTOR SHALL FOLLOW COUNTY GRADING AND DRAINAGE STANDARDS.
5. ALL HARD SURFACES, SHOULD BE SLOPED TO ALLOW RUNOFF TO RUN INTO LANDSCAPED AREAS WHERE POSSIBLE.
6. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT. AND IT SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS OF WAY, EASEMENTS, AND OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND OR ANT REGULATORY AGENCY.
9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY SEMICOLON ON THAT REQUIREMENT.



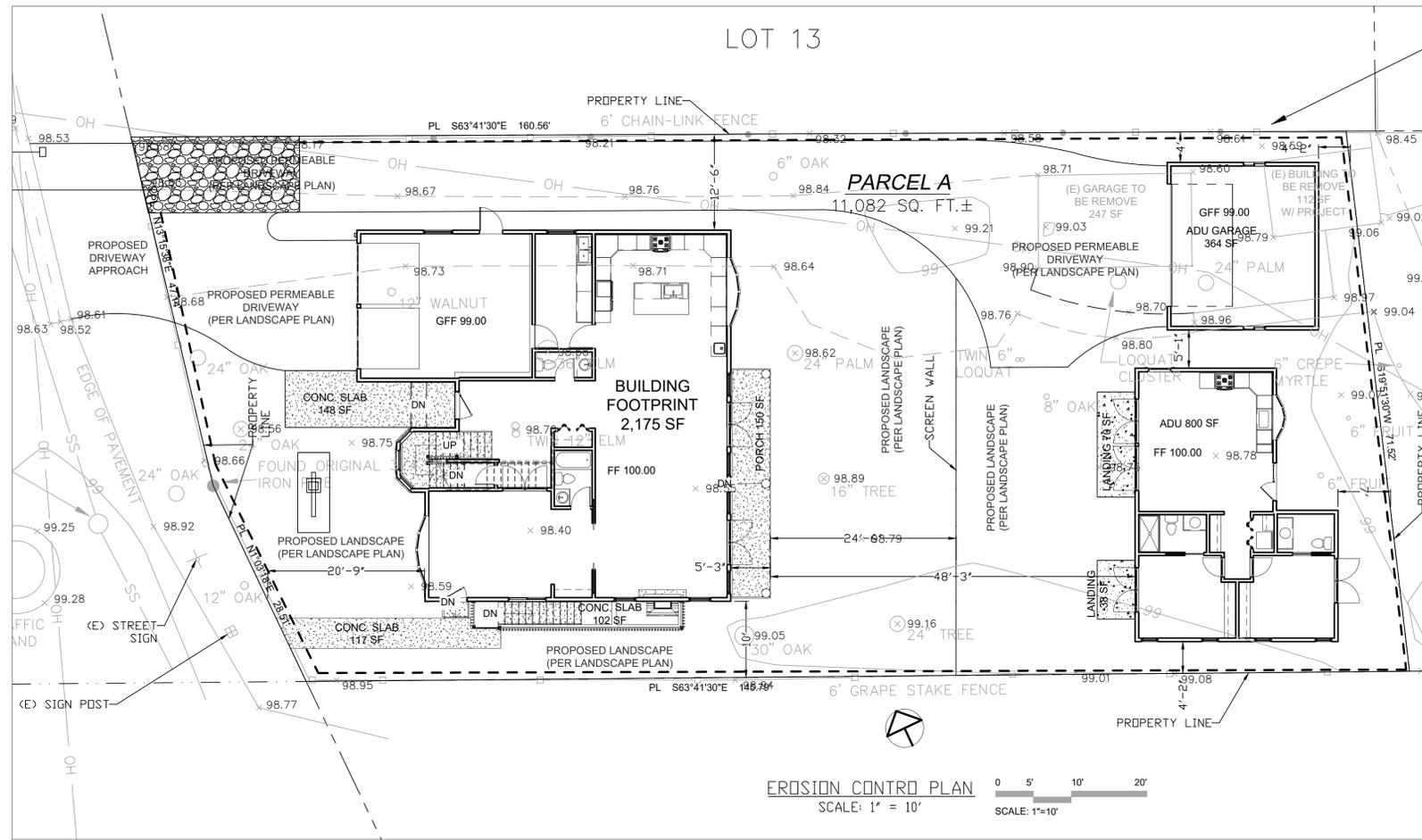
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
FOR SALES
PHONE: (888) 311-3015
FOR CONSTRUCTION SUPPORT
PHONE: (888) 512-3152
EMAIL: constructionsupport@designeverest.com

GRADING CONTROL NOTES
SFR & ADU IMPROVEMENT AT
502 SAN BENITO AVENUE
MENLO PARK, CA 94027

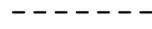
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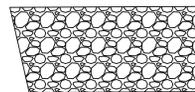
SIGN DATE: 09-22-2021
DATE: AS NOTED
SCALE: AS NOTED
DRAWN BY: JC
CKD BY: JC
PROJECT #: 202105042



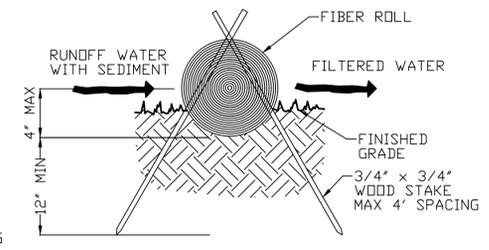
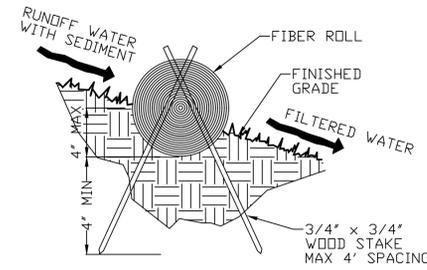
LEGENDS:



FIBRE ROLLS

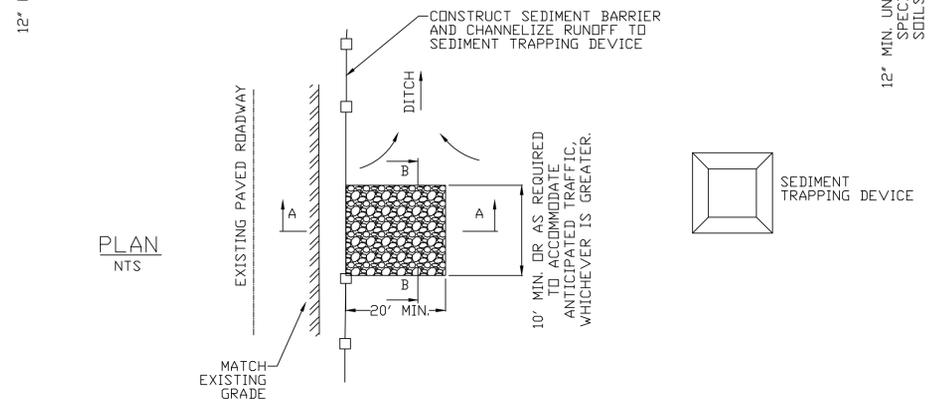
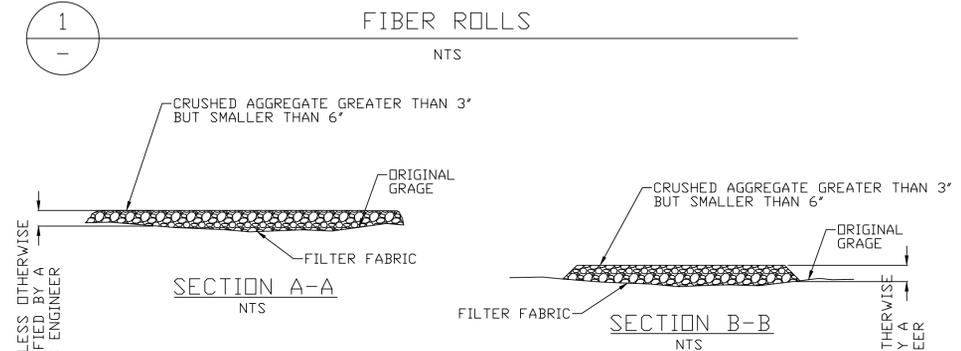


STABILIZED CONSTRUCTION ENTRANCE/EXIT



NOTES:

1. PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3' TO 4' DEEP, RUN PARALLEL TO THE CONTOUR. INSTALL FIBER ROLL FROM THE BOTTOM OF THE SLOPE AND WORK UP.
3. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR WOODEN STAKES.
4. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL.
5. INSTALL STAKES AT LEAST EVERY THREE FEET APART THROUGH THE FIBER ROLL.
6. ADJACENT FIBER ROLLS SHALL TIGHTLY ADJUT.
7. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
8. INSTALL AT LOCATIONS SHOWN ON PLANS. IN SLOPE AREAS SPACE FIBER ROLLS EVERY 5 VERTICAL FEET ON SLOPE.



NOTES:

1. ALL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
2. WHEELS SHALL BE CLEAN PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. SAND BAGS OR OTHER APPROVED METHODS).
3. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 3' TO 5' STONE.
4. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12'.
5. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.



DESIGN EVEREST, INC.
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
FOR SALES: (888) 311-3015
FOR CONSTRUCTION SUPPORT: (888) 512-3152
EMAIL: construction@designeverest.com

EROSION CONTROL
SFR & ADU IMPROVEMENT AT
502 SAN BENITO AVENUE
MENLO PARK, CA 94027

REV	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-



SIGN DATE: 09-22-2021
DATE: AS NOTED
SCALE: AS NOTED
DRAWN BY: JC
CKD BY: JC
PROJECT #: 202105042

EC1
SHEET 4 OF 8

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. Owner: The Girerd Family, 502 San Benito Avenue, Menlo Park, CA 94062
It shall be the owner's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the soil erosion control plan.
2. Civil Engineer: Jimmy Chen, Design Everest, 365 Flower Lane, Mountain View, CA 94043, (888)512-3152
3. Construction Superintendent: Contact Owner
Contractor: TBD
4. 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.
5. Developer will submit to the City monthly (at the first of each month between Oct 1st and April 30th) certifications that all erosion/sediment measures identified on the approved erosion control plan are in place. If measures are not in place, Developer shall provide the City with a written explanation of why the measure is not in place and what will be done to remedy this situation.
6. Owner/contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events.
7. 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, immediate remedy shall occur.
8. Sanitary facilities shall be maintained on the site.
9. 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 system, including existing drainage swales and water courses.
10. 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.
11. Contractor shall provide dust control as required by the appropriate federal, state and local agency requirements.

EROSION AND SEDIMENT CONTROL MEASURES

1. The facilities shown on this plan are designed to control erosion and sediment during the rainy season, October 1 to April 30. Facilities are to be operable prior to September 15 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. During the non-rainy season Best Management Practices (BMPs) must be implemented during construction which includes, but is not limited to: sand bags or fiber rolls.
2. 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 City Engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the City.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrance ways. (Also include this note on grading plans.)
4. 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 City.
5. If hydroseeding is not used or is not effective by 09/23, 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.
6. 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.
7. Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
8. 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 City Representative of any field changes.

Maintenance Notes

1. Maintenance is to be performed as follows:
 - a. Repair damages caused by soil erosion or construction at the end of each working day.
 - b. Swales shall be inspected periodically and maintained as needed.
 - c. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - d. Sediment shall be removed and sediment trap restored to its original dimensions when sediment has accumulated to a depth of 1 foot.
 - e. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - f. Rills and gullies must be repaired.
2. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.



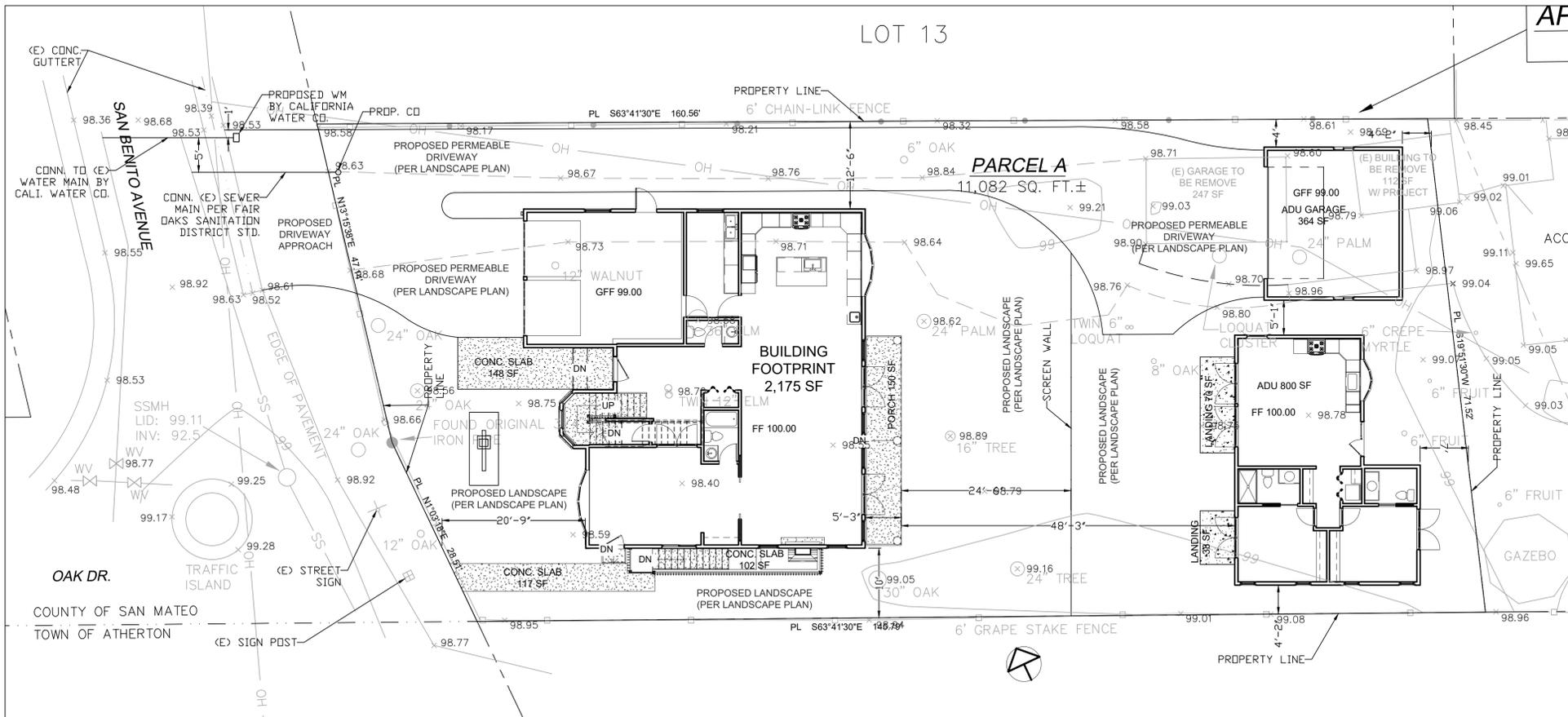
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MOUNTAIN VIEW, CA 94043
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EROSION CONTROL NOTES
SFR & ADU IMPROVEMENT AT
502 SAN BENITO AVENUE
MENLO PARK, CA 94027

REV	DATE	DESCRIPTION
1	-	-
2	-	-
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4	-	-
5	-	-



SIGN DATE: 09-22-2021
DATE: AS NOTED
SCALE: AS NOTED
DRAWN BY: JC
CKD BY: JC
PROJECT #: 202105042



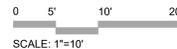
DESIGN EVEREST, INC
 365 FLOWER LANE
 MOUNTAIN VIEW, CA 94043

FOR SALES: PHONE: (888) 311-3015
 FOR CONSTRUCTION SUPPORT: PHONE: (888) 512-3152
 EMAIL: construction@designeverest.com

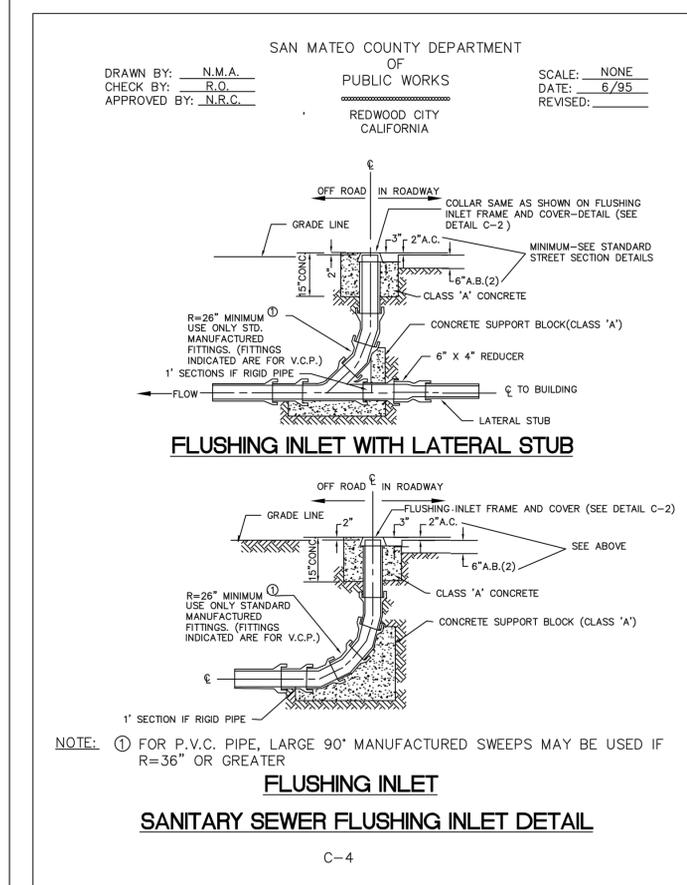
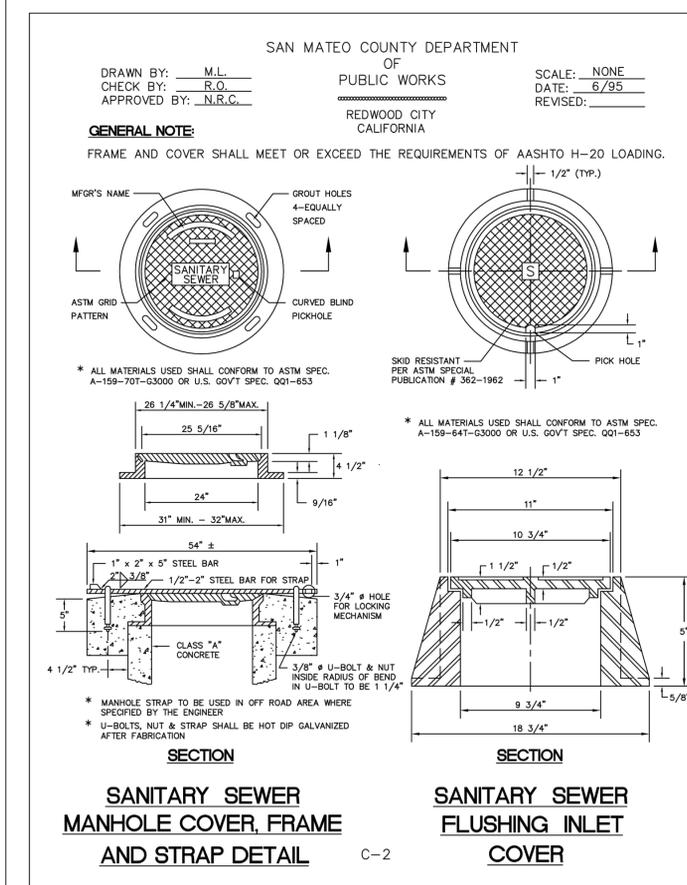
SEWER LATERAL CONNECTION PLAN
 SFR & ADU IMPROVEMENT AT

502 SAN BENITO AVENUE
 MENLO PARK, CA 94027

GRADING PLAN
 SCALE: 1" = 10'



1. ANY DISTURBANCE OF THE SANITARY SEWER CLEAN OUT, OR THE SEWER LATERAL DOWNSTREAM OF THE CLEANOUT AT THE PROPERTY LINE MUST BE APPROVED IN ADVANCE BY THE FAIR OAKS SANITARY DISTRICT, 555 COUNTY CENTER- 5TH FLOOR, REDWOOD CITY, CA 94063; PHONE (650) 363-4100 (REGULAR OR OFF-HOURS).
2. CONTRACTOR TO APPLY FOR AN ENCROACHMENT PERMIT WITH THE CITY OF MENLO PARK PRIOR TO STARTING WORK ON THE STREET RIGHT OF WAY..



REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

REGISTERED PROFESSIONAL ENGINEER
 No. CS 2999
 6-11-2014
 CIVIL
 STATE OF CALIFORNIA

SIGN DATE: 09-22-2021
 DATE: AS NOTED
 SCALE: AS NOTED
 DRAWN BY: JC
 CKD BY: JC
 PROJECT #: 202105042



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT J

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

February 21, 2019

Studio Berghold
Attn: Nancy Berghold
nberghold@me.com

Site: 502 San Benito and 501 Palmer Lane, Menlo Park CA (San Mateo County)

Dear Ms. Berghold,

As requested on Thursday, January 10, 2019, I visited the above site to inspect and comment on the trees. The property has been subdivided, and 3 new structures are proposed. Your concern as to the future health and safety of the trees on site has prompted this visit. A tree protection plan will also be included in this report. The tentative parcel map dated July 2018, was used for this report. Civil plans have not yet been provided for review.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

502 San Benito & 501 Palmer/2/21/19 (2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1S/R	Southern magnolia (<i>Magnolia grandiflora</i>)	32.1	0	30/20	DEAD.
2	Persimmon (<i>Diospyros kaki</i>)	7.7	60	20/15	Good vigor, fair form.
3S/R	Redwood (<i>Sequoia sempervirens</i>)	21.9	80	60/15	Good vigor, good form.
4S	Redwood (<i>Sequoia sempervirens</i>)	21.6	80	65/15	Good vigor, good form. 6 times diameter=11'
5S	Redwood (<i>Sequoia sempervirens</i>)	16.0	80	60/15	Good vigor, good form. 6 times diameter=8'
6S	Redwood (<i>Sequoia sempervirens</i>)	17.3	80	60/15	Good vigor, good form. 6 times diameter=9'
7S	Redwood (<i>Sequoia sempervirens</i>)	25.7	80	65/15	Good vigor, good form. 6 times diameter=13'
8S	Redwood (<i>Sequoia sempervirens</i>)	24.0	80	65/15	Good vigor, good form. 6 times diameter=12'
9S	Redwood (<i>Sequoia sempervirens</i>)	27.0	80	65/15	Good vigor, good form. 6 times diameter=14'
10S	Redwood (<i>Sequoia sempervirens</i>)	20.3	80	50/15	Good vigor, good form. 6 times diameter=10'
11	Redwood (<i>Sequoia sempervirens</i>)	8.0	70	35/12	Good vigor, fair form, suppressed.
12	Redwood (<i>Sequoia sempervirens</i>)	8.1	70	35/12	Good vigor, fair form, suppressed.
13	Japanese maple (<i>Acer palmatum</i>)	11.8	70	12/12	Fair vigor, fair form.
14S	Coast live oak (<i>Quercus agrifolia</i>)	11.0	65	30/15	Good vigor, fair form, suppressed, leans over street. In public right of way

502 San Benito & 501 Palmer/2/21/19 (3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15S	Coast live oak (<i>Quercus agrifolia</i>)	7.2	45	15/12	Fair to poor vigor, poor form, heavily suppressed, heavy lean. In public right of way.
16S	Valley oak (<i>Quercus lobata</i>)	22.1	70	45/35	Good vigor, fair form, multi leader at 10 feet with fair union, suppressed, heavy into street.
17	Coast live oak (<i>Quercus agrifolia</i>)	5.9	50	25/12	Fair vigor, fair to poor form, suppressed, leans towards street.
18S	Coast live oak (<i>Quercus agrifolia</i>)	23.7	60	45/30	Fair vigor, fair to poor form, codominant at 10 feet with included bark, thinned in past, recommended to cable codominant leaders.
19S	Coast live oak (<i>Quercus agrifolia</i>)	21.6	65	45/30	Fair vigor, fair form, thinned in past.
20S/R	American elm (<i>Ulmus americana</i>)	25.1	40	50/20	Fair vigor, poor form, topped in past, history of limb loss, in decline.
21S	Coast live oak (<i>Quercus agrifolia</i>)	26.9	80	45/25	Good vigor, good form, codominant at 15 feet with good union.
22S/R	American elm (<i>Ulmus americana</i>)	21.1	45	45/20	Fair vigor, poor form, topped in past, history of limb loss.
23R	Bay (<i>Umbellularia californica</i>)	7.9-5.3	65	20/12	Good vigor, fair form, fair screen.
24	Coast live oak (<i>Quercus agrifolia</i>)	9.7	55	25/15	Fair vigor, poor form, codominant at 5 feet with included bark, suppressed, leans east.
25	Coast live oak (<i>Quercus agrifolia</i>)	7.1-4.6	60	25/12	Fair vigor, fair form, suppressed.
26	Coast live oak (<i>Quercus agrifolia</i>)	9.8	65	25/15	Fair vigor, fair form, suppressed.
27S/R	American elm (<i>Ulmus americana</i>)	15.8	45	45/20	Fair vigor, poor form, history of limb loss, topped in past.

502 San Benito & 501 Palmer/2/21/19 (4)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
28 S	Mexican fan palm (<i>Washingtonia robusta</i>)	24.8	80	45/8	Good vigor, good form. 6 times diameter=12'
29 R	Valley oak (<i>Quercus lobata</i>)	8.8	90	30/12	Good vigor, good form, young tree.
30 R	Loquat (<i>Eriobotrya japonica</i>)	6.7	50	15/12	Fair vigor, fair form, suppressed.
31 R	Loquat (<i>Eriobotrya japonica</i>)	6.4-5-5-4	50	20/15	Good vigor, fair form, multi leader at grade, against existing foundation.
32 S/R	Mexican fan palm (<i>Washingtonia robusta</i>)	26.8	65	45/8	Fair vigor, fair form.
33 R	Crape myrtle (<i>Lagerstroemia spp.</i>)	4.3	60	12/8	Good vigor, poor form, topped.
34 R	Apricot (<i>Prunus armeniaca</i>)	6.2	40	10/6	Fair vigor, poor form, heavy decay.
35 R	Pear (<i>Pyrus spp.</i>)	6.5-3-2	40	10/6	Fair vigor, poor form, topped.
36 R	Plum (<i>Prunus spp.</i>)	7.4	40	10/6	Fair vigor, poor form, topped.
37 S	Coast live oak (<i>Quercus agrifolia</i>)	25.8	80	25/20	Good vigor, good form, well maintained. 6 times diameter=13'
38 R	American elm (<i>Ulmus americana</i>)	9.2	65	25/15	Fair vigor, fair form, at property line, fair screen.
39 R	American elm (<i>Ulmus americana</i>)	8.0	60	30/15	Fair vigor, fair to poor form, suppressed.

S-Indicates significant tree (protected) in San Mateo County

R-Indicates proposed tree removal

Site observations:

All 3 parcels have been heavily planted in the past. A fair amount of maintenance has taken place to the trees on site. 8 out of the 32 trees surveyed are in poor condition (under 50 condition rating). Trees with poor condition rating should be removed or mitigated to improve their condition (if possible). Only one dead tree was observed. Magnolia tree #1 is dead and should be removed as soon as possible. This tree is considered to be a street tree as it is located within the public right of way along Palmer Lane.

Significant trees proposed for removal:

Redwood tree #3 is located on parcel C. The tree is in good condition, and is part of a large grove of 10 redwood trees. This tree is located only a few feet from the corner of the proposed home. Impacts for the tree as a result of excavation for a new foundation at the proposed distance would be high, and may impact the tree's structural stability, therefore removal is recommended to facilitate the proposed construction. If this tree was to be retained, a distance of 11 feet (6 times tree diameter) from tree to excavation would be recommended.



Showing topped American elm tree

American elm trees #20, #22 and #27 are located on parcel A. All 3 trees are in poor condition as they have been topped in the past. A history of limb loss is obvious when inspecting the canopies. Past American elm tree failures have taken place on this site in close proximity to these trees. These trees are in significant decline and considered to be at high risk of limb failure due to being topped. Topping trees creates new growth that does not form proper branch to trunk unions, and increases risk of limb failure. Also, the area where the topping cut took place is prone to failure due to decay. These trees are hazardous, and should be removed regardless of the proposed construction. American elm trees are highly susceptible to Dutch Elm Disease, and may be the cause of decline within this tree's canopy as die back was observed. Tree #20 is located within the footprint of a home on parcel A, and is needed to be removed to facilitate the proposed construction, and due to the fact the tree is hazardous. Trees #22 and #27 are not near the proposed construction, but recommended for removal due to the trees being at high risk of limb failure.

Mexican fan palm tree #32 is located on parcel A. The palm tree is in fair condition. This tree is located within the foot print of the proposed garage on site. The tree is proposed for removal to facilitate the proposed construction. Many other smaller non-significant trees are proposed for removal either to facilitate construction or because they are in poor condition.

Replacement trees:

The County Of San Mateo has a 1:1 replacement standard using a minimum of a 15 gallon sized tree. This means that three 15 gallon trees would need to be planted on site for the proposed tree removals.

Summary Parcel C:

The trees surveyed on parcel C are a mix of imported trees. Tree #2 is a persimmon tree in fair condition. The persimmon tree is not of a protected size in the County Of San Mateo. Trees #3-12 make up a large grove of protected redwood trees at the south west corner of the property. The redwood trees are in good condition. Redwood tree #3 is the only tree on this parcel proposed for removal to facilitate the proposed construction. Redwood trees #11 and #12 are not of a protected size. Japanese maple tree #13(not a protected size) is also located on parcel C. This tree is in good condition. It is recommended to irrigate the trees on this parcel every 2 weeks during the dry season. Irrigation should be enough to wet the soil 1 foot below grade. During wet winter months, irrigation can be suspended.



Showing grove of redwood trees

Summary Parcel A:

Oak trees #14-19 are located in front of the property along San Benito Avenue. Some of these oak trees are within the public right of way, and are classified as a protected street trees. The oak trees are in fair condition with the exception of small oak tree #15, that grows at a heavy lean due to the suppressed conditions. The larger oak trees have been improperly pruned in the past using to many thinning cuts(lions tailing). This type of pruning can raise the risk of limb failure due to wind throw. Future tree maintenance should only consist of crown reduction cuts made out on the ends of the limbs. All interior growth should be retained so that future proper reduction pruning can take place. Because of the poor past maintenance, these trees are recommended to be inspected every 3-5 years. Oak tree #18 has a poor codominant union with included bark. This tree is recommended to be cabled to offer support to the poor union. This will help to reduce leader failure risk. All future interior growth should be retained. Future proposed landscaping shall remain dry when underneath the canopy of the oak trees. No high water use plants should be planted under the canopies of the oak trees, as this would encourage root rot fungus growth.



Showing oak trees #18 and #19

Trees #20, 22, 27 and #32 are the only significant sized trees on this parcel that are proposed for removal. Many small non-protected trees are proposed for removal to facilitate the construction of an accessory structure and driveway. Trees #23, 29-31, 33-36, and 38-39 are the non-protected sized trees proposed for removal.



Coast live oak tree #21 is in good condition. The tree is codominant at 15 feet with a properly formed union. No immediate action is required for tree health. This tree should be inspected every 5 years for any needed pruning maintenance.

Showing oak tree #21

Oak trees #24-26 are located in front of the proposed accessory structure. These trees are not of a protected size. Tree #26 was given the highest condition rating of the 3 trees. These trees are very close to one another and will likely grow at a lean as they suppress one another. It may be a good idea to remove the two smaller oaks (#24 and #25) in order to allow for sufficient space for future growth for oak tree #26.

Mexican fan palm tree #28 is in good condition. This tree is far from proposed construction. This tree will require to be protected during the entire length of construction.



Coast live oak tree #37 is in good condition and has been well maintained through proper reduction pruning. This tree is well located on the property far from the proposed structures. Tree protection fencing will be needed.

Showing oak tree #37

Potential impacts from proposed structure locations/recommendations:

The proposed foundation on parcel C is located at 16 feet from redwood trees #4 and #10. At this distance encountered roots are likely to be small (under 2 inches in diameter), and minimal in abundance. The foundation location is expected to have a minor to nonexistent impact on the redwood trees. The foundation is recommended to be excavated by hand in combination with an air spade when within 25 feet from these trees. Any roots encountered measuring larger than 2 inches in diameter must be shown to the Project Arborist before being cut. All encountered roots must be cleanly cut under the Project Arborist supervision. The foundation trench wall, closest to the tree, must be covered in 3 layers of burlap and be kept moist by spraying down the burlap multiple times a day with clean water. This will help to reduce root desiccation and to reduce overall impacts. Once the foundation has been constructed and allowed to dry. Significant irrigation is recommended to be provided for the redwood trees. It is recommended to deep water inject the ground near redwood trees #4 and #10 using 300 gallons of clean water. As recommended in the summary portion of this report, it is recommended to provide irrigation during the dry summer months every 2 weeks for the redwood trees, until the top foot of soil is saturated. At this time, no other impacts are expected to the trees on parcel C.

Oak trees #18 and #19 are located at 16 feet from the proposed foundation on parcel A. Oak tree #21 is located at 8 feet from the corner of the proposed structure foundation, and palm tree #28 is located 15 feet from the proposed foundation. The foundation is recommended to be excavated by hand in combination with an air spade when within 25 feet from these trees. Any roots encountered measuring larger than 2 inches in diameter must be shown to the Project Arborist before being cut. All encountered roots must be cleanly cut under the Project Arborist supervision. The foundation trench wall, closest to the trees, must be covered in 3 layers of burlap and be kept moist by spraying down the burlap multiple times a day with clean water. This will help to reduce root desiccation and to reduce overall impacts. Once the foundation has been constructed and allowed to dry. Minor irrigation is recommended to be provided as close as possible to the foundation, where roots were cut, for the above trees, by means of a soaker hose. The soaker hose should be turned on every 2 weeks for 6 hours or until the top 6 inches of soil is saturated. After 6 months the irrigation shall be permanently suspended. Impacts to the trees surrounding the proposed foundation on parcel A are expected to be minor.

The proposed driveway is in close proximity to oak tree #18. The existing driveway is recommended to be retained during the majority of the project, with tree protection fencing placed at the edge of the existing driveway and out to the tree's dripline where possible. At the end of the project the tree protection fencing for oak tree #18 will need to be reduced to allow for the proposed driveway work. The moving of the tree protection fencing should be a reminder to the contractor to contact the Project Arborist when the proposed driveway work is to take place. Excavation for base rock material could significantly impact the tree roots if roots within the proposed driveway base rock area were to be cut. The driveway will need to be constructed entirely on top of the existing grade in order to reduce impacts to oak tree #18. It is recommended to construct the new driveway using Biaxial Geogrid in order to allow for a zero cut driveway type build. The geogrid is pinned down over the existing soil as an underlayment

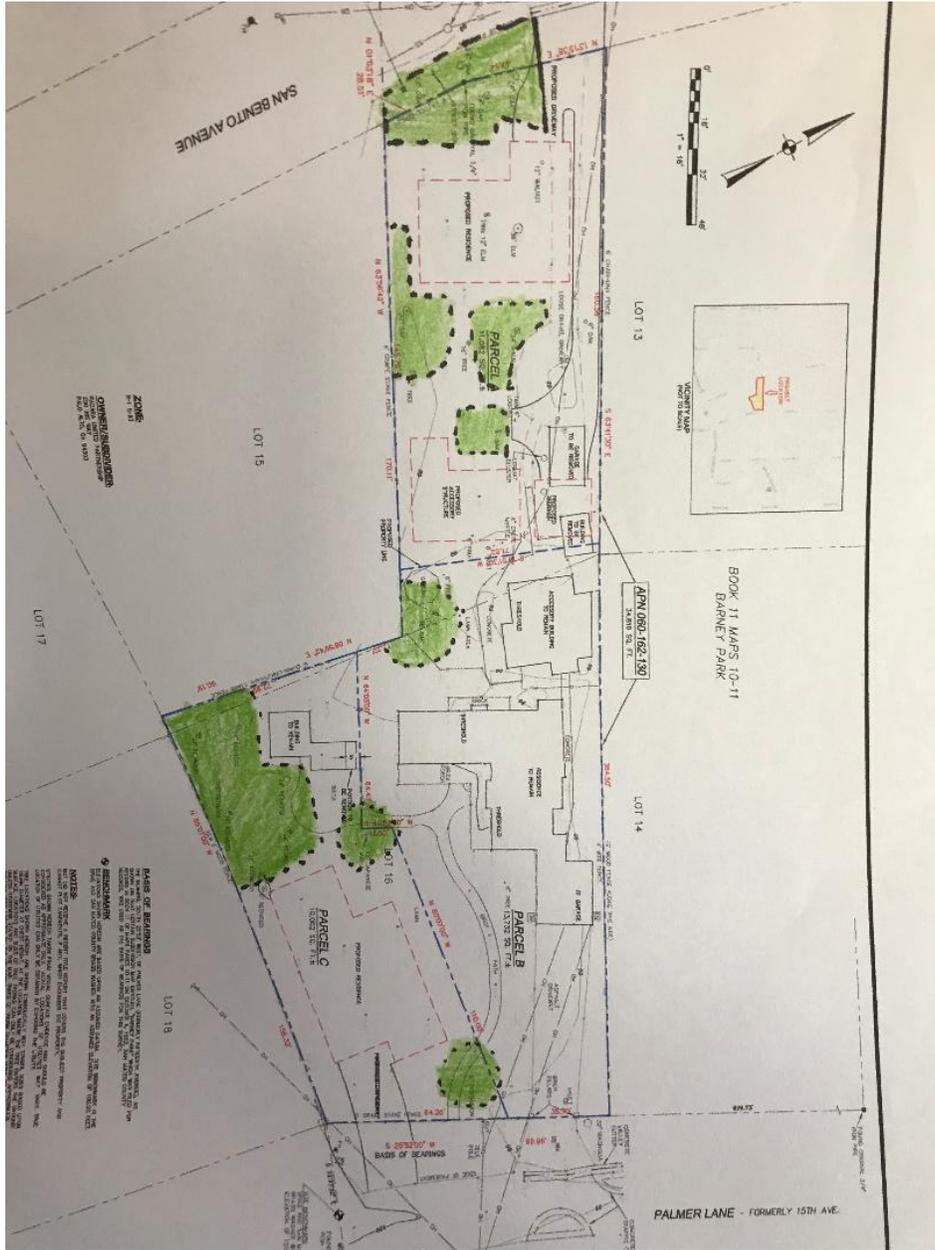
which disperses loads laterally, and allows for building up a base section over the existing soil as a "zero cut" type driveway build. This will make for a raised finish driveway grade, but will also

allow for a thinning of the required base section thickness to as much as 50% below standard. This will make for no impacts to the trees surrounding the driveway. The Project Arborist must be called out to the site to document this work. At this time, no other impacts are expected to the trees on parcel A.

All underground utilities are recommended to be placed as far from the trees as possible. Grading should also strive to stay as far from the retained trees as possible. Once civil plans are made they should be sent to the Project Arborist for review. The following tree protection plan will help to insure the future health of the retained trees on site.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported by 2 inch diameter metal poles pounded into the ground to a depth of no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be placed at a minimum distance equal to the trees driplines or at a radius equal to 6 times the tree diameters (whichever greater). Where tree protection fencing cannot be placed at the dripline because of the approved proposed work, tree protection should be placed as close as possible to the proposed work while still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. If tree protection zones need to be reduced for access or any other reason than a landscape barrier shall be installed where tree protection does not extend out to the trees driplines. The Project Arborist will need to be called out to the site to witness the excavation for the foundation for both parcels. On the next page is a diagram showing the recommended tree protection fencing locations for the retained trees on site.



Green areas represent areas fenced off by tree protection fencing

Landscape Barrier

Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Tree Pruning

During construction any trimming will be supervised by the site arborist and must stay underneath 25% of the trees total foliage. At this time no pruning is proposed. All pruning shall be done by a licensed tree care provider.

Root Cutting

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation and a tree monitoring program at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation

Trenching and excavation shall strive to stay outside of the tree protection zones. If not possible trenching for any reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project for the imported trees. Irrigation should consist of surface flooding, with enough water to wet the entire root zone once a month during the dry season. The top foot of soil shall be saturated. If a root zone is traumatized this type of irrigation should be carried out two times per month during the dry season. The native oak tree shall not be irrigated unless its root zone is traumatized.

Inspections

The site will be inspected after the tree protection measures are installed and before the start of construction. It is the contractors responsibility to notify the Project Arborist when construction is to start, and whenever there is to be work preformed underneath the canopy of a protected tree on site at least 48 hours in advance. Kielty Arborist Services can be reached at 650-515-9783(Kevin) or by email at kkarbor0476@yahoo.com

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

Kielty Arborist Services

P.O. Box 6187
San Mateo, CA 94403
650-515-9783

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: _____
Kevin R. Kielty

Date: February 21, 2019



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT K



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT L

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: *Palmer Lane Zoning Amendment, General Plan Amendment and 3-lot Subdivision*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2018-00271

OWNER: Radara LTD

APPLICANT: Nancy Berghold

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

ASSESSOR'S PARCEL NO.: 060-162-130

LOCATION: 501 Palmer Lane, North Fair Oaks

PROJECT DESCRIPTION

The applicant requests a General Plan Amendment, Zoning Amendment, Minor Subdivision, and Grading Permit to assign a zoning designation of ~~single~~one-family residential (R-1/S-93) and General Plan designation of ~~Medium Density~~ Single-family Residential, to a 9,500 sq. ft. portion (detached from the Town of Atherton) of a 34,816 sq. ft. parcel and subdivide the parcel into 3 lots:

	Proposed Parcel Size	Proposed Access
Proposed Parcel A	11,082 sq. ft.	San Benito Avenue
Proposed Parcel B	13,732 sq. ft.	Palmer Lane (existing)
Proposed Parcel C	10,002 sq. ft.	Palmer Lane

The existing single-family residence will remain on proposed Parcel B and a new two-story residence with a basement is proposed for Parcel A. A total of 470 cubic yards of grading (i.e., excavation) is proposed to accommodate the new basement for the proposed development on Parcel A. The removal of 12 trees, including 4 significant trees consisting of 1 walnut tree (12 inches dbh), 2 American elm trees (12 inches and 25 inches dbh), and 1 Mexican fan palm tree (26 inches dbh), located throughout the property is proposed, primarily on proposed Parcel A.

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. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day; the use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. 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.

- g. 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.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 2: All significant trees approved for removal shall be replaced at a 1:1 ratio, minimum ~~45-gallon size stock~~ 24-inch box size. Proposed replacement trees shall be shown on a Tree Planting Plan or Landscape Plan included in construction plans submitted for building permit review. The Plan shall include species, size, and location of all replacement trees. The Planning Division shall verify the approved plantings prior to final building inspection.

RESPONSIBLE AGENCY CONSULTATION

None

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: March 14, 2022 - April 4, 2022

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., April 4, 2022.**

CONTACT PERSON

Summer Burlison
Project Planner, 650/363-1815
sburlison@smcgov.org

Summer Burlison, Project Planner

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Palmer Lane Zoning Amendment, General Plan Amendment and 3-lot Subdivision
2. **County File Number:** PLN2018-00271
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Summer Burlison, Project Planner, 650-363-1815, sburlison@smcgov.org
5. **Project Location:** 501 Palmer Lane, North Fair Oaks
6. **Assessor’s Parcel Number and Size of Parcel:** 060-162-130 (34,816 sq. ft.)
7. **Project Sponsor’s Name and Address:** Nancy Berghold, Studio Berghold, 1183 Virginia Avenue, Redwood City, CA 94061
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~~ Single-family Residential (6.1—8.7 15 – 24 dwelling units/acre)
10. **Zoning:** R-1/S-93 (One-family Residential/10,000 sq. ft. lot minimum)
11. **Description of the Project:** The applicant requests a General Plan Amendment, Zoning Amendment, Minor Subdivision, and Grading Permit to assign a zoning designation of single-family residential (R-1/S-93) and General Plan designation of ~~Medium Density~~ Single-family Residential, to a 9,500 sq. ft. portion (detached from the Town of Atherton) of a 34,816 sq. ft. parcel and subdivide the parcel into 3 lots:

	Proposed Parcel Size	Proposed Access
Proposed Parcel A	11,082 sq. ft.	San Benito Avenue
Proposed Parcel B	13,732 sq. ft.	Palmer Lane (existing)
Proposed Parcel C	10,002 sq. ft.	Palmer Lane

The existing single-family residence will remain on proposed Parcel B and a new two-story residence with a basement is proposed for Parcel A. A total of 470 cubic yards of grading (i.e., excavation) is proposed to accommodate the new basement for the proposed development on Parcel A. The removal of 12 trees, including 4 significant trees consisting of 1 walnut tree (12 inches dbh), 2 American elm trees (12 inches and 25 inches dbh), and 1 Mexican fan palm tree (26 inches dbh), located throughout the property is proposed, primarily on proposed Parcel A.

12. **Surrounding Land Uses and Setting:** The project parcel is a double-frontage lot, between Palmer Lane and San Benito Avenue, and adjacent to the Town of Atherton boundary, in the North Fair Oaks community. The existing 34,816 sq. ft. parcel consists of an existing single-family residence and multiple accessory buildings. Surrounding land uses include single-family residential developments within the County and Town of Atherton.
13. **Other Public Agencies Whose Approval is Required:** None
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.?:** No tribes have requested consultation pursuant to Public Resources Code Section 21080.3.1.

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
X	Air Quality		Hydrology/Water Quality		Transportation
X	Biological Resources		Land Use/Planning		Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Wildfire
	Geology/Soils		Population/Housing		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.

1. AESTHETICS. 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>Discussion: The project site is located in a highly urbanized residential area and will not have substantial adverse effects on any public areas.</p> <p>Source: 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>Discussion: The project site is located in a highly urbanized residential area and will not cause any damage or destruction to scenic resources.</p> <p>Source: 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
<p>Discussion: The project site is located in the North Fair Oaks Community, a highly urbanized area of the County. The project will not conflict with any zoning or other regulations governing scenic quality in the area.</p> <p>Source: Project location</p>					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	
<p>Discussion: The project would support two additional single-family residences in a highly urbanized residential community. Any new sources of light would not create a significant impact to the area.</p> <p>Source: Project location</p>					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p>Discussion: The project site is not located in or near a scenic highway or scenic corridor.</p> <p>Source: Project location</p>					

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p>Discussion: The project site is not located within a Design Review District.</p> <p>Source: Project location; San Mateo County Zoning Map</p>					
1.g.	Visually intrude into an area having natural scenic qualities?				X
<p>Discussion: The project site is located in a highly urbanized single-family residential community and will not impact any natural scenic qualities.</p> <p>Source: Project location</p>					

<p>2. AGRICULTURAL AND FOREST RESOURCES. 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>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</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>Discussion: The project involves a residentially developed parcel in a highly urbanized area that will not impact Prime Farmland, Unique Farmland or Farmland of Statewide Importance.</p> <p>Source: Project location</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p>Discussion: The project site is located in a highly urbanized residential community that contains no agricultural uses or zoning.</p>					

Source: Project location; San Mateo County Zoning Map					
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
Discussion: The project site is located in a highly urbanized residential community that contains no agricultural use or land and no forestland. Source: Project location; San Mateo County Zoning Map					
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
Discussion: The project site is located in the North Fair Oaks community, a highly urbanized area outside of the Coastal Zone. Source: Project location					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: The project includes grading for residential development in a highly urbanized area and will have no impact on soil capability or agricultural land. Source: Project location					
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
Discussion: The project site is located in a highly urbanized area that contains no forestland or timberland. Source: Project location					

<p>3. AIR QUALITY. 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>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 newly created lots for residential development would have minimal impacts to the air quality standards set forth for the region by the BAAQMD. 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. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day; the use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. 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.
- g. 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.

- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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		
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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 redesignation 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. No further mitigation is necessary.

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 project will involve proposed and future construction of single-family residential development in a highly urbanized area of the County. 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

4. BIOLOGICAL RESOURCES. 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>Discussion: The project parcel is located in a highly urbanized area that does not contain any sensitive biological communities.</p> <p>Source: 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>Discussion: The project parcel is located in a highly urbanized area that does not contain any sensitive biological communities.</p> <p>Source: Project location</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>Discussion: The project parcel is located in a highly urbanized area that contains no wetlands.</p> <p>Source: 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>Discussion: The project parcel is located in the highly urbanized community of North Fair Oaks where wildlife and/or sensitive species are not expected to be present. Therefore, the project will not interfere with the movement of any wildlife.</p> <p>Source: 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>Discussion: The project includes the removal of 12 trees, including 4 significant trees consisting of 1 walnut tree (12 inches dbh), 2 American elm trees (12 inches and 25 inches dbh), and 1 Mexican fan palm tree (26 inches dbh) located throughout the property, primarily on proposed Parcel A. The proposed tree removals are requested due to interference with proposed residential development on proposed Parcel A and/or poor health. Replacement trees will be required to mitigate the loss of significant trees, per Mitigation Measure 2 below. Additionally, as required under the County's Significant Tree Ordinance, a tree protection pre-site inspection will be required to ensure that all trees to remain are adequately protected prior to the start of any grading and/or construction activity.</p> <p>Mitigation Measure 2: All significant trees approved for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock 24-inch box size. Proposed replacement trees shall be shown on a Tree Planting Plan or Landscape Plan included in construction plans submitted for building permit review. The Plan shall include species, size, and location of all replacement trees. The Planning Division shall verify the approved plantings prior to final building inspection.</p> <p>Source: Project plans; Significant Tree Ordinance</p>					
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
<p>Discussion: The project parcel is not located in an area with an adopted Habitat Conservation Plan or Natural Conservation Community Plan, or other approved regional or State habitat conservation plan.</p> <p>Source: Project location</p>					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: The project parcel is not located inside or within 200 feet of a marine or wildlife reserve.</p> <p>Source: Project location</p>					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: State Senate Concurrence Resolution No. 17 requires state agencies to preserve and protect native oak woodlands containing Blue, Engleman, Valley, or Coast Live Oak trees to the</p>					

maximum extent feasible or provide replacement plantings when oak woodlands are removed. For the purposes of the measure, “oak woodlands” means a five-acre circular area containing five or more oak trees per acre. The project area is smaller than the defined five-acre circular area under the State Senate Resolution.

Specifically, the project proposes to remove non-timber woodlands consisting of a total of 12 trees including American elm, bay, loquat, Mexican fan palm, and fruit trees. Only one valley oak tree (8.8 inches in dbh) is proposed for removal, and therefore the project is not subject to State Senate Concurrence Resolution No. 17. No mitigation is required.

Source: Project plans; State Senate Concurrence Resolution No. 17

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
<p>Discussion: The project site is not listed on any State or local historical registry and does not contain any known historical resources.</p> <p>Source: Project plans; Project location</p>				
5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
<p>Discussion: There are no known archaeological resources on the developed project parcel.</p> <p>Source: Project location</p>				
5.c. Disturb any human remains, including those interred outside of formal cemeteries?				X
<p>Discussion: There are no known human remains on the project site.</p> <p>Source: Project location</p>				

6. ENERGY. 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	
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Discussion: Energy conservation standards for new residential 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. Building permit applications are subject to the most current standards. The project would also be required adhere to the provisions of CALGreen, which establishes 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

Proposed/future residential construction 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. Proposed/future residential construction would be served by existing road infrastructure. Pacific Gas and Electric (PG&E) provides electricity to the project area. Due to the proposed/future residential construction on the two newly created single-family residential zoned lots, project implementation would result in a permanent increase in electricity over existing conditions. However, such an increase to serve two additional single-family residential uses 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 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 proposed/future 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, residential development would not cause inefficient, wasteful and unnecessary energy consumption.

Source: California Building Code; California Energy Commission; Project plans

7. GEOLOGY AND SOILS. 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>Discussion: The project site is not located in an Alquist-Priolo Earthquake Fault Zone or special study area where fault rupture is likely to occur.</p> <p>Source: USGS Alquist-Priolo Earthquake Fault Zone Map; Geotechnical Investigation Report prepared by Romig Engineers, dated February 2020; Project location</p>				
ii. Strong seismic ground shaking?			X	
<p>Discussion: The entire San Francisco Bay Area is an active seismic region. The nearest fault to the project site is the San Gregorio fault located approximately 15 miles southwest of the project site. The State of California requires that buildings and structures be designed in accordance with the seismic design provisions in the 2019 California Building Code and in ASCE 7-16, "Minimum Design Loads for Buildings and Other Structures". Therefore, no additional mitigation is necessary beyond current Building Code compliance.</p> <p>Source: Geotechnical Investigation Report prepared by Romig Engineers, dated February 2020; Project location</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
<p>Discussion: According to Romig Engineers, there may be up to approximately ½-inch total and differential dynamic settlement within the medium dense clayey sand stratum encountered in Boring</p>				

EB-2 on the site (about 9 ft. below grade, which is the proposed height for the subgrade basement). This estimated differential settlement due to liquefaction should be considered during the structural design of the residence foundation system. The project design will be required to follow design recommendations from the geotechnical report, and must be approved by the County's Geotechnical Section to ensure compliance with State Building Codes. Therefore, no additional mitigation is necessary.

Source: Geotechnical Investigation Report prepared by Romig Engineers, dated February 2020; Project plans

iv. Landslides?				X
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Discussion: The project site is located in a flat, highly urbanized area of the County that is not prone to landslide. Furthermore, the Association of Bay Area Governments Landslide Map shows the project site and area outside of any known landslide susceptibility area.

Source: Association of Bay Area Governments, Landslide Hazard Map; Project location

v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
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Discussion: The project site is not located near a coastal cliff or bluff.

Source: Project location

7.b. Result in substantial soil erosion or the loss of topsoil?			X	
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Discussion: The project includes 470 cubic yards of grading (in the form of excavation) to accommodate a new subgrade basement with the single-family residential development proposed on newly created Parcel A. The project site and surrounding vicinity is a highly urbanized, relatively flat area of the County. The project would be required to comply with the County's Grading Ordinance, including for erosion and sediment control, at the building permit stage and construction stage to ensure soil erosion and sedimentation is minimized. Therefore, no additional mitigation is necessary.

Source: Project location; San Mateo County Grading Ordinance

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: The project site is not identified as being located on a geologic unit or soil that is unstable, generally. The Geotechnical Investigation by Romig Engineers identified that lower depths of saturated medium dense clayey sand stratum in Boring EB-2 between depths of 18 to 20 feet may be prone to liquefaction-induced settlement; however, the project design would be required to

<p>consider the geotechnical recommendations and comply with Building codes. Therefore, no additional mitigation is necessary.</p> <p>Source: Geotechnical Investigation Report prepared by Romig Engineers, dated February 2020; Project plans</p>					
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	
<p>Discussion: Romig Engineers identifies that there is moderately expansive near-surface soils on the project site and provides foundation recommendations to ensure the design of the development on proposed Parcel A will minimize risks and utilize design options that allow construction on competent native soil. No additional mitigation is necessary.</p> <p>Source: Geotechnical Investigation Report prepared by Romig Engineers, dated February 2020; Project plans</p>					
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>Discussion: The project area is served by public sewer and would not require reliance on a septic system or alternative wastewater disposal systems.</p> <p>Source: Project location</p>					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
<p>Discussion: 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.</p> <p>Source: Project location</p>					

8. CLIMATE CHANGE. 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	

Discussion: The project would create two new parcels that could support residential development consistent with a One-family Residential (R-1) zoning designation. The project includes the removal of 12 trees, 4 of which are considered significant (12 inches dbh or greater), of various species and sizes to accommodate a proposed residential development on proposed Parcel A. The project site is otherwise located in a highly urbanized area of the County. The removal of trees will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted to replace the 4 significant trees proposed for removal and numerous trees will remain in other areas of the project site.

Grading and construction activities associated with the project will result in the temporary generation of GHG emissions primarily from construction-related vehicles and equipment. Any such potential increase in GHG emission levels will be minimal and temporary. Mitigation Measure 1 in Section 3.a. will help ensure any such temporary emissions are minimized.

Any increase in GHG emissions associated with the anticipated residential uses are not expected to be significant as residential use does not generate a high demand for traffic. Furthermore, the project is required to comply with all current California Codes, including California Energy Code, and all mandatory requirements under the California Green Building Standards Code.

Source: San Mateo County Energy Efficiency Climate Action Plan (EECAP); Project plans

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 project does not conflict with the San Mateo County Energy Efficient Climate Action Plan. See staff's discussion in Section 8.a. above.

Source: San Mateo County Energy Efficiency Climate Action Plan (EECAP); Project plans

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 is located in a highly urbanized residential neighborhood and would not result in the loss of, or conversion of, 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 is not located in an area that could be impacted by coastal cliff/bluff erosion or sea level rise.

Source: Project location

8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project site is located inland (west) of State Highway 101 and would not be impacted by sea level rise.</p> <p>Source: Project location</p>					
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>Discussion: The project site is not located in an anticipated 100-year floor hazard area.</p> <p>Source: Project location; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0302E, 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>Discussion: The project site is not located in an anticipated 100-year floor hazard area.</p> <p>Source: Project location; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0302E, effective October 16, 2012</p>					

9. HAZARDS AND HAZARDOUS MATERIALS. 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>Discussion: The project does not involve the routine use, transport, or disposal of hazardous materials.</p> <p>Source: Project plans</p>					
9.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident condi-				X

tions involving the release of hazardous materials into the environment?				
<p>Discussion: The routine use of hazardous materials is not proposed for this project.</p> <p>Source: 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>Discussion: The emission or handling of hazardous materials, substances, or waste is not proposed with this project.</p> <p>Source: Project plans</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>Discussion: 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>Source: Project location; California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese), accessed February 24, 2022.</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>Discussion: The project site is not located within an airport land use plan, or within 2 miles of any known airport.</p> <p>Source: Project location</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: Proposed residential development would be located on privately-owned land accessed by San Benito Avenue and Palmer Lane. The project does not necessitate changes to any existing roadway designs. The Menlo Park Fire Protection District has reviewed and conditionally approved the project, including for emergency access requirements.</p>				

Source: Project location; Menlo Park Fire Protection District				
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X
<p>Discussion: 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 Protection District and received conditional approval subject to compliance with the California Building Code. No mitigation, beyond compliance with the standards and requirements of the Menlo Park Fire Protection District, is necessary.</p> <p>Source: Project location; California State Fire Severity Zones Map; Menlo Park Fire Protection District</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>Discussion: The project site is not located in such an area.</p> <p>Source: Project location; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0302E, 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>Discussion: The project site is not located in such an area.</p> <p>Source: Project location; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0302E, 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>Discussion: 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>Source: Project location; San Mateo County Hazards Maps</p>				
9.k.	Inundation by seiche, tsunami, or mudflow?			X
<p>Discussion: 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>Source: Project location; San Mateo County Hazards Maps</p>				

10. HYDROLOGY AND WATER QUALITY. 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>Discussion: The project has the potential to generate polluted stormwater runoff during site grading and construction-related activities. However, these impacts would be minimized through the implementation of erosion and sediment control measures required under the County's Grading Ordinance.</p> <p>The project would be required to comply with the County's Drainage Policy requiring post-construction stormwater flows be at, or below, pre-construction flow rates. Additionally, the project must minimally include Low Impact Development (LID) site design measures in compliance with Provision C.3.i of the County's Municipal Regional Stormwater Permit for the introduction of new impervious surfaces. These guiding standards will ensure that post-construction water runoff does not violate any water quality standard.</p> <p>Source: Project plans; San Mateo County Drainage Policy; San Mateo County Municipal Regional Stormwater Permit</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>Discussion: The project will be served by public sewer and water; therefore, the project is not expected to substantially decrease groundwater supplies or interfere substantially with groundwater recharge.</p> <p>Source: Project plans</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>Discussion: The proposed project does not involve the alteration of the course of a stream or river. The project involves grading and construction of single-family residential development on relative flat, disturbed terrain, and would be required to adhere to erosion and sediment control requirements and drainage requirements from the County's Grading Ordinance and Drainage Policy, respectively, to minimize project impacts. No further mitigation is necessary.</p> <p>Source: Project plans</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>Discussion: The project proposes new impervious surfaces which will result in post-development runoff being greater than pre-development runoff. The project would be required to conform with the County's Drainage Policy requiring the implementation of drainage measures to reduce the increased runoff to not exceed pre-development flows. The Drainage Review Section has reviewed the project and provided conditional approval on the proposed drainage plans and calculations for compliance with the County's Drainage standards and the County's Municipal Regional Permit Provision C.3.i. No further mitigation is necessary.</p> <p>Source: Project plans</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>Discussion: Pursuant to staff's discussion in Section 10.a and 10.c, post-development runoff would exceed pre-development runoff. The project is required to comply with the County's Drainage Policy and the County's Municipal Regional Permit Provision C.3.i. for reducing post-development runoff by onsite measures, including Low Impact Development measures, to pre-development runoff rates. The Drainage Review Section has reviewed and conditionally approved the project for compliance. No further mitigation is necessary.</p> <p>Source: Project plans</p>				
iv. Impede or redirect flood flows?				X
<p>Discussion: The project site consists of flat terrain on a developed lot in a highly urbanized area; the project would not alter drainage patterns in a manner that would impede or redirect flood flows in the area.</p> <p>Source: Project location; Project plans</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X

<p>Discussion: The project site is not in a flood hazard, tsunami, or seiche zone according to the San Mateo County Hazards Map.</p> <p>Source: Project location; San Mateo County Natural Hazards Map</p>					
10.e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
<p>Discussion: San Mateo County has 9 identified water basins. These water basins have been identified as low-priority, are not subject to the Sustainable Groundwater Management Act of 2015, 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 on-site drainage measures that comply with the San Mateo County Water Pollution Prevention Program (SMCWPPP), which enforces the State requirements for stormwater quality control.</p> <p>Source: Project plans; San Mateo County Office of Sustainability, Groundwater Website https://www.smcsustainability.org/energy-water/groundwater/</p>					
10.f.	Significantly degrade surface or ground-water water quality?			X	
<p>Discussion: The proposed project will be served by a public water system and therefore would not significantly degrade groundwater water quality. Additionally, the project is required to comply with the County's Drainage Policy and Municipal Regional (Stormwater) Permit to ensure surface water quality is not significantly degraded as a result of the project.</p> <p>Source: Project plans</p>					
10.g.	Result in increased impervious surfaces and associated increased runoff?			X	
<p>Discussion: The project would introduce new impervious surfaces. Pursuant to the discussion in Section 10.a, post-development runoff would be greater than pre-development runoff; however, in compliance with the County's Drainage Policy and Municipal Regional Permit Provision C.3.i., the project would be required to mitigate the new impervious surfaces through onsite stormwater infrastructure to ensure post-development runoff does not exceed pre-development rates. No further mitigation is necessary.</p> <p>Source: Project plans</p>					

11. LAND USE AND PLANNING. 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

Discussion: The proposed project does not require the construction of new road infrastructure and would not result in the division of an established community. The project is located on a developed parcel in a highly urbanized residential community. The project will result in added residential infill lots to the existing community.

Source: Project plans; Project location

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
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Discussion: The project involves assigning zoning and general plan designations for a portion of a parcel that would be consistent with the existing single-family residential and ~~medium density residential~~ zoning and general plan designations, ~~respectively~~, for the remainder of the parcel and surrounding area. The project would not cause a significant environmental impact that could not be mitigated as discussed throughout this Initial Study.

Source: Project plans; Project location

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	
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Discussion: The project would not serve to encourage off-site development of presently undeveloped areas. The project includes assigning a zoning and general plan designation to a portion of a parcel and subdividing the parcel into three residential lots, which results in increased development density that is consistent with the existing zoning and general plan for the remainder of the project site and surrounding area. The project would only include improvements on private property sufficient to serve the proposed project and does not require or involve new or expanded public infrastructure.

Source: Project plans

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

Discussion: The proposed project neither involves nor results in any extraction or loss of mineral resources. Therefore, the project poses no impact.				
Source: Project plans; Project location; General Plan Mineral Resources Map				
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
Discussion: 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.				
Source: Project location; General Plan Mineral Resources Map				

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	
Discussion: The proposed project would not produce any long-term significant noise sources. 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. No further mitigation is necessary.				
Source: Project plans; Project location; San Mateo County Noise Ordinance				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: The project has the potential to generate ground-borne vibration and noise from construction-related activities; however, such impacts would be temporary and are not expected to be excessive beyond what typical residential construction would generate. The County's hours for construction operations as regulated by Section 4.88.360 (Exemptions) of the San Mateo County Noise Ordinance would apply to any construction-related activity to ensure associated impacts do not occur during evening or overnight hours, where their impacts would be most significant. Therefore, no mitigation is necessary.				
Source: Project plans				

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
<p>Discussion: 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.</p> <p>Source: Project location</p>				

14. POPULATION AND HOUSING. 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	
<p>Discussion: The project will include the creation of two additional residential infill lots that would not require new or expanded public infrastructure. The level of density for the newly created lots would be regulated by the R-1 (One-family Residential) zoning designation. Therefore, the project would not induce substantial unplanned population growth in the area.</p> <p>Source: Project plans; San Mateo County Zoning Ordinance and Map</p>				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: The project proposes to maintain the existing single-family residence and create two additional lots that could each minimally support a single-family residence; therefore, the project will not result in the displacement of substantial numbers of existing people or housing.</p> <p>Source: Project plans</p>				

<p>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:</p>

	<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
<p>Discussion: The project would create two additional infill lots that could separately support residential development consistent with the One-family Residential (R-1) zoning designation. The project should not result in the need for new or altered government facilities as a result of creation of these two new lots.</p> <p>Source: Project plans; Project location</p>				

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
<p>Discussion: The project would create two additional new lots that would support residential development as allowed in a One-family Residential (R-1) zoning district. The potential increase in use of existing parks, the nearest being approximately ½ mile away from the project site, would not be significant such that any added use from the proposed project would cause substantial physical deterioration or accelerated deterioration of such facilities.</p> <p>Source: Project location</p>				
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
<p>Discussion: The project does not propose any recreational facilities. The applicant will be required to pay a park in-lieu fee to the County for the County, or other providers of park and recreation</p>				

facilities, to acquire, develop, or rehabilitate County park and recreation facilities that will serve the proposed subdivision, pursuant to Article 6 (Park and Recreation Facilities) of the County's Subdivision Ordinance.

Source: Project plans; San Mateo County Subdivision Ordinance

17. TRANSPORTATION. 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	

Discussion: Proposed project improvements would include the construction of two new driveways, one on San Benito Avenue for proposed Parcel A and one on Palmer Lane for proposed Parcel C. The existing driveway will remain on Palmer Lane to the existing single-family residence (proposed Parcel B). The project has been reviewed and conditionally approved by the Menlo Park Fire Protection District and the County Department of Public Works for emergency access and traffic safety. No roadway, bicycle, pedestrian or parking facility changes are required. Grading and construction activities related to proposed and future development on the lots would result in only temporary increases in traffic with negligible permanent increases in traffic levels after construction. Construction staging plans would be reviewed as part of any building permit application to ensure construction traffic minimizes impacts to the area. Therefore, the project is not expected to conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

Source: Project plans; Project location; Menlo Park Fire Protection District; San Mateo County Department of Public Works

17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ? <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>			X	
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Discussion: The project is exempt 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 (OPR) December 2018 Technical Advisory for Evaluating Transportation Impacts in CEQA to achieve compliance with SB 743. Full build-out of the project would generate less than 110 daily trips, would be consistent with the general plan, and there is no evidence indicating a potentially significant level of VMT would result.

Source: Project plans; State of California Governor's OPR December 2018 Technical Advisory; San Mateo County Department of Public Works, Board of Supervisors Members Memo, dated

September 23, 2020 for Change to Vehicle Miles Traveled as Metric to Determine Transportation Impacts under CEQA Analysis				
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>Discussion: The project would support the creation of two new residential driveways to serve the newly created lots – one from San Benito Avenue for Parcel A and one from Palmer Lane for Parcel C. However, no improvements are necessary to the existing public right-of-ways; therefore, the project would not result in any changes that would increase traffic hazards.</p> <p>Source: Project location; Project plans</p>				
17.d. Result in inadequate emergency access?				X
<p>Discussion: The project has been reviewed and conditionally approved by the Menlo Park Fire Protection District, including for adequate emergency access. No mitigation is necessary.</p> <p>Source: Project plans; Project location; Menlo Park Fire Protection District</p>				

18. TRIBAL 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>
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
<p>Discussion: The project site 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), therefore, the project poses in impact.</p>				

Source: Project location; California Register of Historical Resources				
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.)				X
<p>Discussion: Pursuant to Assembly Bill 52, Tamien Nation has requested, in writing, to be informed of proposed projects in the geographic project area. A Notice for Consultation Opportunity was sent to Tamien Nation on January 20, 2022; no request for consultation was received and the 30-day period for consultation request has expired. Given the location of the project site in a highly urbanized area, no further action or mitigation is determined to be necessary.</p> <p>Source: Project plans; Project location; Notification for Consultation Opportunity, Tamien Nation, January 20, 2022.</p>				

19. UTILITIES AND SERVICE SYSTEMS. 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>Discussion: The proposed parcels will be served by existing sanitary and water systems operated by Fair Oaks Sewer District and California Water Service – Bear Gulch. The project has been reviewed by these agencies and conditionally approved. Furthermore, the project site is located in a highly urbanized area and would rely on existing public infrastructure without a need for expansion or relocation which could cause significant environmental effects to the area.</p> <p>Source: Project location; 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

Discussion: The proposed parcels will rely on public water from California Water Service. California Water Service – Bear Gulch has reviewed and conditionally approved the project with the requirement that the owner shall apply for two water connections to serve the two newly created lots. No mitigation is necessary.

Source: Project plans; California Water Service – Bear Gulch

19.c. Result in a determination by the waste-water 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
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Discussion: The Fair Oaks Sewer District, operated by the County of San Mateo Department of Public Works, has reviewed and conditionally approved the project with the requirement that the owner shall purchase two water connections to serve the two newly created lots. No mitigation is necessary.

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: Any waste from grading and construction associated with development on the newly created parcels would be required to implement a County approved Waste Management Plan for the purpose of reducing construction and/or demolition waste. Additionally, the property is served by Recology San Mateo who transports solid waste to Ox Mountain Landfill. Ox Mountain Landfill has an expected capacity/service life until 2034. New residential uses on the two newly created lots would not generate a significant increase in solid waste.

Source: Project plans; Project location

19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
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Discussion: See staff’s discussion on Section 19.d. above.

Source: Project plans; Project location

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>
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20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones.</p> <p>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?				X
<p>Discussion: The project site is located in a highly urbanized area and is not within or near an area of wildlife hazard concern.</p> <p>Source: Project location; California Department of Forestry and Fire Protection (Fire Hazard Severity Maps)</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?				X
<p>Discussion: The project site is located in a highly urbanized area and is not located within or near an area of wildlife 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>Source: Project location; California Department of Forestry and Fire Protection (Fire Hazard Severity Maps)</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?				X
<p>Discussion: 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>Source: Project location</p>				

21. MANDATORY FINDINGS OF SIGNIFICANCE.

	<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>Discussion: No sensitive habitats are mapped in the project area. The project site is located in a highly urbanized area of the County that does not contain any biological communities.</p> <p>Source: 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>Discussion: The project would generate an additional two new lots zoned R-1 (One-family Residential) in a highly urbanized area of the County; these new lots would be considered infill lots and would be consistent with the General Plan. As proposed and mitigated, the project would have less-than-significant environmental impacts. The project would not serve to encourage off-site development or induce unplanned population growth in the area; thus, the project would not have cumulatively considerable impacts to the area or environment. No further mitigation is needed.</p> <p>Source: Project plans; Project location</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
<p>Discussion: The project would not generate any substantial adverse effects on human beings, either directly or indirectly, based on the analysis provided throughout this document and subject to the recommended mitigation measures to minimize any potential impacts to a less-than-significant level.</p> <p>Source: See sources referenced throughout this document.</p>				

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	
City		X	
California Coastal Commission		X	
California Department of Food and Agriculture		X	
County Airport Land Use Commission (ALUC)		X	
Other: San Mateo County Department of Public Works	X		Encroachment Permit
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/California Water Service – Bear Gulch	X		Sewer and water connections
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	
The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:		

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. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day; the use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. 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.
- g. 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.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 2: All significant trees approved for removal shall be replaced at a 1:1 ratio, minimum ~~45-gallon size stock~~ 24-inch box size. Proposed replacement trees shall be shown on a Tree Planting Plan or Landscape Plan included in construction plans submitted for building permit review. The Plan shall include species, size, and location of all replacement trees. The Planning Division shall verify the approved plantings prior to final building inspection.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT M

From: [Acheson, Jennifer E.](#)
To: [Summer Burlison](#)
Subject: RE: PLN 2018-00721 501 Palmer Lane, North Fair Oaks, Unincorporated San Mateo County
Date: Friday, April 22, 2022 7:06:59 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Corrected:

From: Acheson, Jennifer E. <>
Sent: Friday, April 22, 2022 6:55 PM
To: 'sburlison@smcgov.org' <sburlison@smcgov.org>
Subject: PLN 2018-00721 501 Palmer Lane, North Fair Oaks, Unincorporated San Mateo County
Importance: High

Summer,

We live down the street from 501 Palmer Lane, and today received the **Notice of North Fair Oaks Council (Virtual) Meeting on April 28, 2022, at 7:00-9:00 pm** (<https://www.smcgov.org/ceo/north-fair-oaks-community-council>), to adopt a **General Pan Amendment, Zoning Amendment, Minor subdivision and Grading Permit. Specifically, the applicants seek to change the current zoning designation of single-family residence to a medium density residential designation, to permit the subdivision of this parcel into three (3) lots of 10,000 sq. ft. each, and to remove twelve (12) trees, including four “significant” trees.**

Palmer Lane, as well as surrounding streets, have lost so many, many old and beautiful trees, including heritage trees (oaks, and others of large circumference) over the past few years due to lot subdivisions, that the quality of life and environment has been seriously impacted and diminished. We are witnesses to this as we have lived here over 30 years and in 1991 worked very hard with Fair Oaks residents and the Board of Supervisors on the street calming measures to improve the quality and safety of our neighborhood streets, another issue of course. We know the owners who have rented out both residences the entire time we have lived here, although we were not aware of their development plans.

We will do so at the meeting, but the administrative record should reflect that we know we are not alone in the neighborhood in most emphatically opposing the removal of no less than twelve (12) trees, including four (4) “significant trees.” We are hopeful reasonable alternatives can be considered and implemented.

In the meantime, we would be interested in knowing how San Mateo County Ordinances define “significant,” what findings must be made for their removal, and whether alternatives must be considered. We would also like to know specifically which trees are planning to be removed. We are assuming a CEQA review is required as the impacts of the proposed changes, including additional traffic burden, would be extensive. We assume but wish to confirm that this is the first level of the approval process, i.e., starting at the North Fair Oaks Community council level before other governmental entities consider the adoption of new law with serious ramifications for our neighborhood.

We look forward to speaking with you at your earliest convenience so that we may adequately prepare for the April 28 meeting. Please give me a call. Thank you.

Sincerely,

Jennifer

Jennifer E. Acheson

Partner

ROPERS MAJESKI PC

535 Middlefield Road, Suite 245

Menlo Park, CA 94025



[Bio](#) | [vCard](#) | [LinkedIn](#)

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