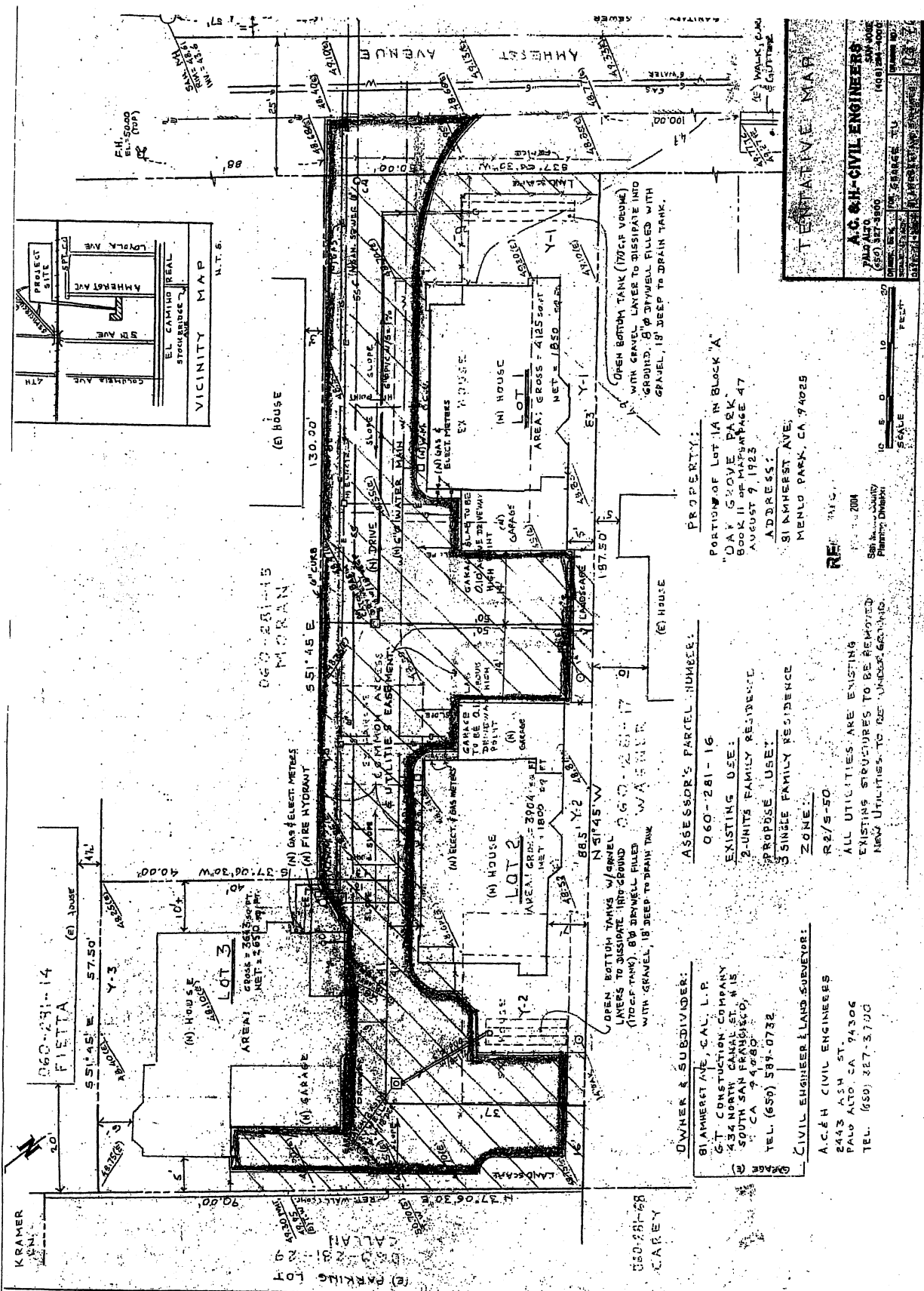


**San Mateo County Board of Supervisors**

Owner/Applicant: Glen Cahoon

Attachment: B

File Numbers: **PLN 2003-00294**



**OWNER & SUBDIVIDER:**  
 BLAMHRETT AVE, CAL. L.P.  
 G.T. CONSTRUCTION COMPANY  
 434 NORTH CANAL ST. N13  
 SOUTH SAN FRANCISCO,  
 CA 94080  
 TEL. (650) 589-0732

**CIVIL ENGINEER/LAND SURVEYOR:**  
 A.C.E.H. CIVIL ENGINEERS  
 2443 434 ST.  
 PALO ALTO, CA 94306  
 TEL. (650) 327-5700

**ASSESSOR'S PARCEL NUMBER:**  
 060-281-16

**EXISTING USE:**  
 2 UNITS FAMILY RESIDENCE

**PROPOSED USE:**  
 3 SINGLE FAMILY RESIDENCE

**ZONE:**  
 R2/S-50

**ALL UTILITIES ARE EXISTING  
 EXISTING STRUCTURES TO BE REMOVED  
 NEW UTILITIES TO BE UNDESG. & INSTD.**

**PROPERTY:**  
 PORTION OF LOT 1A IN BLOCK 'A'  
 "DAY GLOVE PARK"  
 BOOK II OF MAP PAGE 47  
 AUGUST 9, 1925

**ADDRESS:**  
 51 AMHERST AVE.  
 MENLO PARK, CA 94025

**TENTATIVE MAP**

**A.C.E.H. CIVIL ENGINEERS**  
 PALO ALTO  
 (650) 327-5800  
 (408) 241-4000

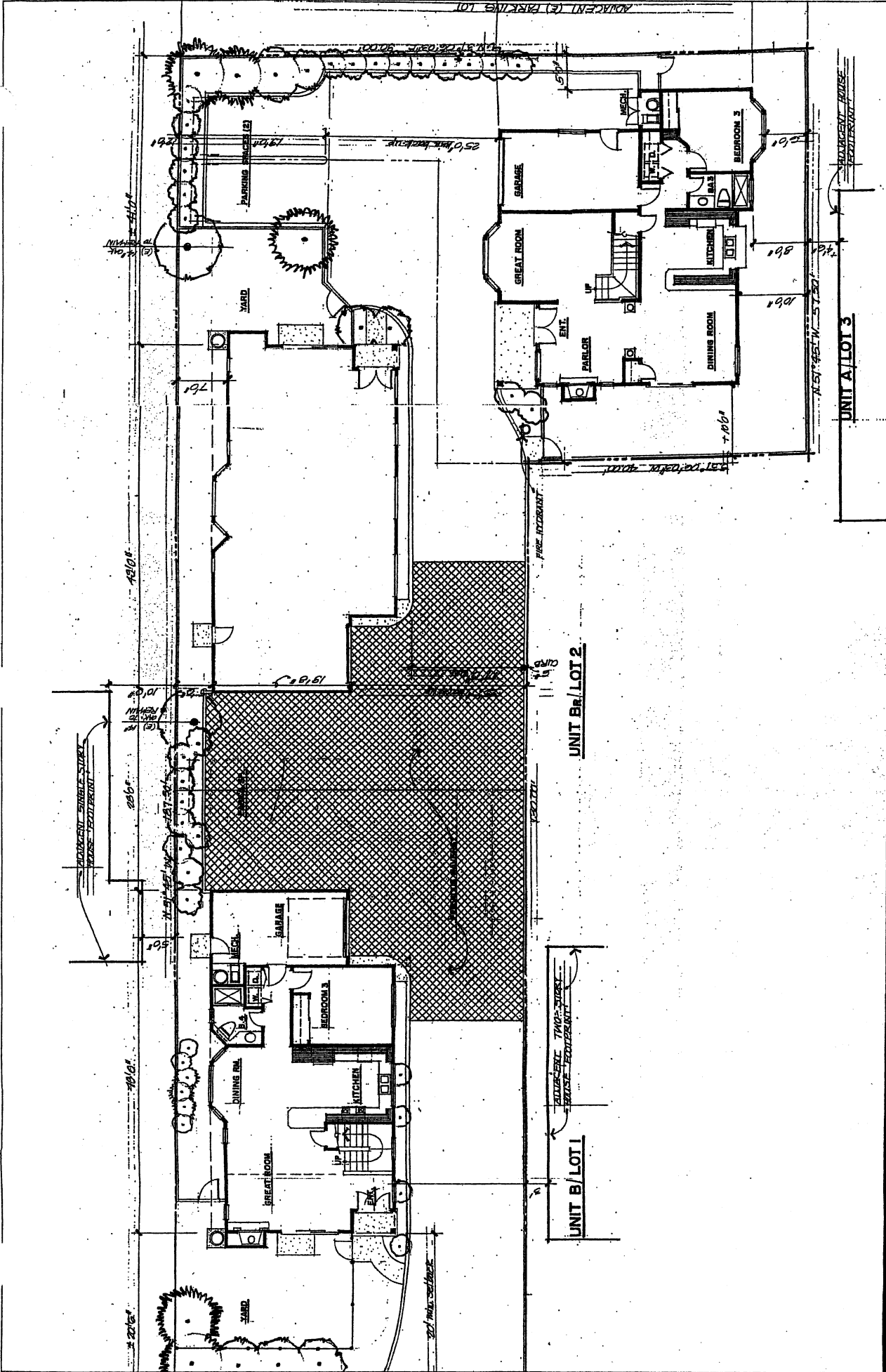
DATE: 11/11/03  
 SCALE: 1" = 10'-0"

**San Mateo County Board of Supervisors**

Owner/Applicant: Glen Cahoon

File Numbers: **PLN 2003-00294**

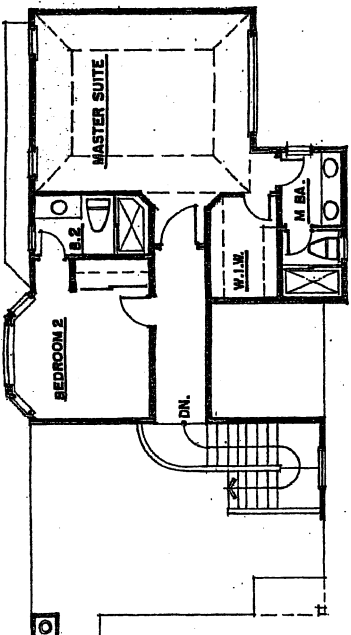
Attachment: C



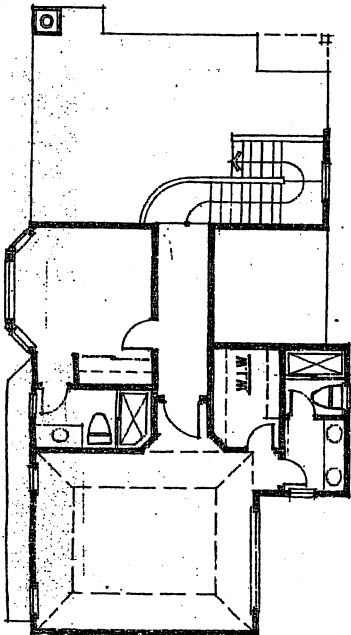
**San Mateo County Board of Supervisors**  
 Owner/Applicant: Glen Cahoon  
 File Numbers: **PLN 2003-00294**

Attachment: D

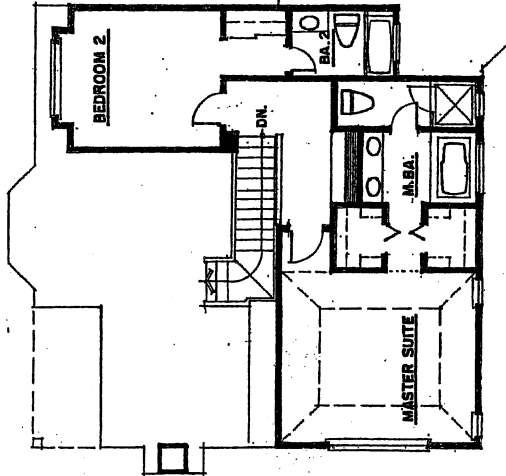




UNIT B/LOT 1



UNIT BR/LOT 2



**UPPER FLOOR PLANS**

SCALE 1/8" = 1'-0"

**San Mateo County Board of Supervisors**

Owner/Applicant: Glen Cahoon

File Numbers: **PLN 2003-00294**

Attachment: E

County of San Mateo  
 Environmental Services Agency  
 Planning and Building Division

**In-Lieu Park Fee Worksheet**

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

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

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

$$\text{Value of Land} = \underline{\$294,904}$$

2. Determine the size of the subject parcel in acres.

$$\text{Acres of Land} = \underline{0.27}$$

3. Determine the value of the property per acre.

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

<b>Formula:</b>	
<u>Parcel Size in Acres (From Item 2)</u> 1 Acre of Land	<u>Value of Subject Parcel (From Item 1)</u> Value of Land/Acre
<b>Fill Out:</b>	
<u>0.27</u> 1 Acre	<u>\$294,904</u> Value of Land/Acre

- b. Solve for X by cross multiplying.

<b>Formula:</b>	
Value of Land	= $\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$ = _____
<b>Fill Out:</b>	
Value of Land	= $\frac{\$294,904}{0.27}$ = $\frac{\$1,092,237}{\text{acres}}$

4. Determine the number of persons per subdivision.

<b>Formula:</b>				
Number of New Lots Created*	X	2.81**	=	Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.				
<b>Fill Out:</b>				
2	X	2.81**	=	5.62
**Average number of persons per dwelling unit according to the most recent federal census (1990).				

5. Determine the parkland demand due to the subdivision.

<b>Formula:</b>				
Number of Persons Per Subdivision (From Item 4)	X	.003*** Acres/Person	=	Parkland Demand
<b>Fill Out:</b>				
5.62	X	.003*** Acres/Person	=	.01686
*** Section 7055.1 of the County's Subdivision Ordinance establishes the need for .003 acres of parkland property for each person residing in the County.				

6. Determine the parkland in-lieu fee.

<b>Formula:</b>				
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
<b>Fill Out:</b>				
.01686	X	\$1,092,237	=	\$18,415.11

COUNTY OF SAN MATEO, PLANNING DIVISION

NOTICE OF INTENT TO ADOPT  
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: Amherst Court Minor Subdivision and Planned Unit Development, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2003-00294

OWNER: 81 Amherst Avenue L.P.

APPLICANT: Glenn Cahoon

ASSESSOR'S PARCEL NO.: 060-281-160

PROJECT LOCATION: 81 Amherst Avenue, North Fair Oaks

FILED ENDORSED  
IN THE OFFICE OF THE  
COUNTY CLERK RECORDER OF  
SAN MATEO COUNTY, CALIF.

OCT 21 2004

WARREN SLOCUM, County Clerk  
By MADELEINE BRULEY  
DEPUTY CLERK

PROJECT DESCRIPTION

The applicant is proposing to subdivide an 11,765 sq. ft. parcel to create three residential parcels of 2,092 net sq. ft. (Parcel One), 1,994 net sq. ft. (Parcel Two), and 2,555 net sq. ft. (Parcel 3). The balance of the parcel (5,031 sq. ft.) will be dedicated as an access easement, which will be 185 feet in length with a turnaround at the end. The applicant has submitted a Street Name Change application to name this easement "Amherst Court."

This project also requires a rezoning of this parcel from R-2/S-5 to PUD. If approved, the proposed PUD rezoning will allow for the construction of three units on this parcel instead of the two that would be allowed under its current zoning. The proposed PUD zoning, based on the submitted development, will also allow for minimum parcel sizes and setbacks below that allowed for under the existing zoning. It would also allow for greater floor area to be constructed on each new parcel than would normally be allowed under the existing zoning. Because of the reduced setbacks, the PUD will also need to authorize the establishment of daylight planes on only certain setback lines.

The second phase of the project will involve the construction of three single-family houses on the parcels created by the subdivision. As proposed, two of the houses will be 2,220 sq. ft. in size, and the third will be 2,559 sq. ft. The existing residences on the site will be demolished to accommodate this proposed development. Public utilities will be provided by underground lines. The California Water Service will supply water. The Fair Oaks Sewer Maintenance District will provide sewer service to the site. Construction of the proposed access and other required improvements would require approximately 200 cubic yards of cut and fill. Based upon the submitted tentative map, one significant size tree will be removed to allow construction of the access road.

## FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Planning Division 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:** Prior to the beginning of any earth moving, demolition, or construction activities, the applicant shall submit to the Planning Division for review and approval, an erosion and drainage control plan which shows how the transport and discharge of soil and pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Storm Water Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- (1) Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
- (2) Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.



- (3) Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
- (4) Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

The approved erosion and drainage control plan shall be implemented prior to the commencement of operations.

**Mitigation Measure 2:** Prior to the issuance of an occupancy permit for the last house built on this project site, the applicant shall replace all removed trees at a 1:1 ratio, minimum replacement size of 15 gallons.

**Mitigation Measure 3:** Noise levels produced by proposed construction activities shall not exceed the 80 dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

**Mitigation Measure 4:** Prior to the approval of the tentative parcel map, the applicant shall revise the proposed development plans to reduce the overall FAR for this parcel to 45%. These revised plans shall then be considered at a public hearing to allow for public input.

#### RESPONSIBLE AGENCY CONSULTATION

None.

#### INITIAL STUDY


The San Mateo County Planning Division 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** October <sup>NOVEMBER</sup> 23, 2004 to ~~October~~ 15, 2004

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning Division, 455 County Center, Second Floor, Redwood City, no later than 7:00 p.m., ~~October~~ <sup>NOVEMBER</sup> 15, 2004.

#### CONTACT PERSON

Michael J. Schaller  
Project Planner, 650/363-1849

  
\_\_\_\_\_  
Michael J. Schaller, Project Planner

**INITIAL STUDY**  
**ENVIRONMENTAL EVALUATION CHECKLIST**  
(To Be Completed By Planning Division)

**I. BACKGROUND**

Project Title: Amherst Court Minor Subdivision and Planned Unit Development

File No.: PLN 2003-00294

Project Location: 81 Amherst Avenue, North Fair Oaks

Assessor's Parcel No.: 060-281-160

Applicant/Owner: Glenn Cahoon/81 Amherst Avenue L.P.

Date Environmental Information Form Submitted: May 27, 2003

**PROJECT DESCRIPTION**

The applicant is proposing to subdivide an 11,765 sq. ft. parcel to create three residential parcels of 2,092 net sq. ft. (Parcel One), 1,994 net sq. ft. (Parcel Two), and 2,555 net sq. ft. (Parcel 3). The balance of the parcel (5,031 sq. ft.) will be dedicated as an access easement, which will be 185 feet in length with a turnaround at the end. The applicant has submitted a Street Name Change application to name this easement "Amherst Court."

This project also requires a rezoning of this parcel from R-2/S-5 to PUD. If approved, the proposed PUD rezoning will allow for the construction of three units on this parcel instead of the two that would be allowed under its current zoning. The proposed PUD zoning, based on the submitted development, will also allow for minimum parcel sizes and setbacks below that allowed for under the existing zoning. It would also allow for greater floor area to be constructed on each new parcel than would normally be allowed under the existing zoning. Because of the reduced setbacks, the PUD will also need to authorize the establishment of daylight planes on only certain setback lines.

The second phase of the project will involve the construction of three single-family houses on the parcels created by the subdivision. As proposed, two of the houses will be 2,220 sq. ft. in size, and the third will be 2,559 sq. ft. The existing residences on the site will be demolished to accommodate this proposed development. Public utilities will be provided by underground lines. The California Water Service will supply water. The Fair Oaks Sewer Maintenance District will provide sewer service to the site. Construction of the proposed access and other required improvements would require approximately 200 cubic yards of cut and fill. Based upon the submitted tentative map, one significant size tree will be removed to allow construction of the access road.

**II. ENVIRONMENTAL ANALYSIS**

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 11 and 12.

	IMPACT				SOURCE
	NO	Significant Unless Mitigated	Significant	Cumulative	
<b>1. LAND SUITABILITY AND GEOLOGY</b>					
Will (or could) this project:					
a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?	X				B,F,O
b. Involve construction on slope of 15% or greater?	X				E,I
c. Be located in an area of soil instability (subsidence, landslide or severe erosion)?	X				Bc,D
d. Be located on, or adjacent to a known earthquake fault?	X				Bc,D
e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?	X				M
f. Cause erosion or siltation?		X			M,I
g. Result in damage to soil capability or loss of agricultural land?	X				A,M
h. Be located within a flood hazard area?	X				G
i. Be located in an area where a high water table may adversely affect land use?	X				D
j. Affect a natural drainage channel or streambed, or watercourse?	X				E

IMPACT	YES		NO		SIGNIFICANT UNDESIRABLE EFFECTS	SIGNIFICANT MITIGATED EFFECTS	SIGNIFICANT CUMULATIVE SOURCE
	No	Significant	No	Significant			
<b>2. <u>VEGETATION AND WILDLIFE</u></b>							
Will (or could) this project:							
a.	Affect federal or state listed rare or endangered species of plant life in the project area?	X					F
b.	Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?		X				I,A
c.	Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?	X					F
d.	Significantly affect fish, wildlife, reptiles, or plant life?	X					I
e.	Be located inside or within 200 feet of a marine or wildlife reserve?	X					E,F,O
f.	Infringe on any sensitive habitats?	X					F
g.	Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?		X				I,F,Bb
<b>3. <u>PHYSICAL RESOURCES</u></b>							
Will (or could) this project:							
a.	Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or top soil)?	X					I

	IMPACT				SOURCE
	NO		YES		
	Not Significant	Significant Unless Mitigated	Significant	Cumulative	
b. Involve grading in excess of 150 cubic yards?	X				I
c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?	X				I
d. Affect any existing or potential agricultural uses?	X				A,K,M
<b>4. AIR QUALITY, WATER QUALITY, SONIC</b>					
Will (or could) this project:					
a. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on site or in the surrounding area?	X				I,N,R
b. Involve the burning of any material, including brush, trees and construction materials?	X				I
c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?	X				Ba,I
d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?	X				I
e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?	X				A,Ba,Bc
f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?			X		I

	IMPACT				SOURCE
	NO		YES		
	No Significant	Significant	Significant unless Mitigated	Significant Cumulative	
g. Generate polluted or increased surface water runoff or affect groundwater resources?			X		I
h. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?	X				S
<b>5. TRANSPORTATION</b>					
Will (or could) this project:					
a. Affect access to commercial establishments, schools, parks, etc.?	X				A,I
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?	X				A,I
c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?		X			I
d. Involve the use of off-road vehicles of any kind (such as trail bikes)?	X				I
e. Result in or increase traffic hazards?	X				S
f. Provide for alternative transportation amenities such as bike racks?	X				I
g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway?	X				S

	IMPACT				SOURCE
	NO		YES		
	Significant	Significant unless Mitigated	Significant	Cumulative	
<b>6. LAND USE AND GENERAL PLANS</b>					
Will (or could) this project:					
a. Result in the congregating of more than 50 people on a regular basis?	X				I
b. Result in the introduction of activities not currently found within the community?	X				I
c. Employ equipment which could interfere with existing communication and/or defense systems?	X				I
d. Result in any changes in land use, either on or off the project site?	X				I
e. 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		I,Q,S
f. Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?	X				I,S
g. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?	X				I,S
h. Be adjacent to or within 500 feet of an existing or planned public facility?	X				A

IMPACT	Significant		Significant	Cumulative	SOURCE
	No	Yes			
	Significant		Significant	Cumulative	SOURCE
	No	Yes			
i. Create significant amounts of solid waste or litter?	X				I
j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?	X				I
k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?		X			B
l. Involve a change of zoning?		X			C
m. Require the relocation of people or businesses?	X				I
n. Reduce the supply of low-income housing?	X				I
o. Result in possible interference with an emergency response plan or emergency evacuation plan?	X				S
p. Result in creation of or exposure to a potential health hazard?	X				S
<b>7. <u>AESTHETIC, CULTURAL AND HISTORIC</u></b>					
Will (or could) this project:					
a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?	X				A,Bb
b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads?	X				A,I
c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height?	X				I



	IMPACT				SOURCE
	NO		YES		
	No Significant	Significant Unless Mitigated	Significant	Cumulative	
d. Directly or indirectly affect historical or archaeological resources on or near the site?	X				H
e. Visually intrude into an area having natural scenic qualities?	X				A,I

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

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

**IV. MITIGATION MEASURES**

Yes No

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:** Prior to the beginning of any earth moving, demolition, or construction activities, the applicant shall submit to the Planning Division for review and approval, an erosion and drainage control plan which shows how the transport and discharge of soil and pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Storm Water Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- (1) Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
- (2) Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
- (3) Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
- (4) Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

The approved erosion and drainage control plan shall be implemented prior to the commencement of operations.

**Mitigation Measure 2:** Prior to the issuance of an occupancy permit for the last house built on this project site, the applicant shall replace all removed trees at a 1:1 ratio, minimum replacement size of 15 gallons.

**Mitigation Measure 3:** Noise levels produced by proposed construction activities shall not exceed the 80 dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

**Mitigation Measure 4:** Prior to the approval of the tentative parcel map, the applicant shall revise the proposed development plans to reduce the overall FAR for this parcel to 45%. These revised plans shall then be considered at a public hearing to allow for public input.

**V. MANDATORY FINDINGS OF SIGNIFICANCE**

	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?		X
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable?		X
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X

On the basis of this initial evaluation:

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

I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A **NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

*Michael J. Schaller*  
 Michael J. Schaller

Oct. 20, 2009  
 Date

Project Planner  
 (Title)

## VI. SOURCE LIST

- A. Field Inspection
- B. County General Plan 1986
  - a. General Plan Chapters 1-16
  - b. Local Coastal Program (LCP) (Area Plan)
  - c. Skyline Area General Plan Amendment
  - d. Montara-Moss Beach-El Granada Community Plan
  - e. Emerald Lake Hills Community Plan
- C. County Ordinance Code
- D. Geotechnical Maps
  - 1. USGS Basic Data Contributions
    - a. #43 Landslide Susceptibility
    - b. #44 Active Faults
    - c. #45 High Water Table
  - 2. Geotechnical Hazards Synthesis Maps
- E. USGS Quadrangle Maps, San Mateo County 1970 Series (See F. and H.)
- F. San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps
- G. Flood Insurance Rate Map -- National Flood Insurance Program
- H. County Archaeologic Resource Inventory (Prepared by S. Dietz, A.C.R.S.) Procedures for Protection of Historic and Cultural Properties -- 36 CFR 800 (See R.)
- I. Project Plans or EIF
- J. Airport Land Use Committee Plans, San Mateo County Airports Plan
- K. Aerial Photography or Real Estate Atlas -- REDI
  - 1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
  - 2. Aerial Photographs, 1981
  - 3. Coast Aerial Photos/Slides, San Francisco County Line to Año Nuevo Point, 1971
  - 4. Historic Photos, 1928-1937

- L. Williamson Act Maps
- M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961
- N. Air Pollution Isopleth Maps – Bay Area Air Pollution Control District.
- O. California Natural Areas Coordinating Council Maps (See F. and H.)
- P. Forest Resources Study (1971)
- Q. Experience with Other Projects of this Size and Nature
- R. Environmental Regulations and Standards:
 

Federal	<ul style="list-style-type: none"> <li>- Review Procedures for CDBG Programs</li> <li>- NEPA 24 CFR 1500-1508</li> <li>- Protection of Historic and Cultural Properties</li> <li>- National Register of Historic Places</li> <li>- Floodplain Management</li> <li>- Protection of Wetlands</li> <li>- Endangered and Threatened Species</li> <li>- Noise Abatement and Control</li> <li>- Explosive and Flammable Operations</li> <li>- Toxic Chemicals/Radioactive Materials</li> <li>- Airport Clear Zones and APZ</li> </ul>	<ul style="list-style-type: none"> <li>24 CFR Part 58</li> <li>36 CFR Part 800</li> <li>Executive Order 11988</li> <li>Executive Order 11990</li> <li>24 CFR Part 51B</li> <li>24 CFR 51C</li> <li>HUD 79-33</li> <li>24 CFR 51D</li> </ul>
---------	---	---
- State
 

<ul style="list-style-type: none"> <li>- Ambient Air Quality Standards</li> <li>- Noise Insulation Standards</li> </ul>	<ul style="list-style-type: none"> <li>Article 4, Section 1092</li> </ul>
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- S. Consultation with Departments and Agencies:
 

<ul style="list-style-type: none"> <li>a. County Health Department</li> <li>b. City Fire Department</li> <li>c. California Department of Forestry</li> <li>d. Department of Public Works</li> <li>e. Disaster Preparedness Office</li> <li>f. Other</li> </ul>
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**COUNTY OF SAN MATEO**  
Environmental Services Agency  
Planning and Building Division

**Initial Study Pursuant to CEQA**  
**Project Narrative and Answers to Questions for the Negative Declaration**  
**File Number: PLN 2003-00294**  
**Amherst Court Minor Subdivision and Planned Unit Development**

**PROJECT DESCRIPTION**

The applicant is proposing to subdivide an 11,765 sq. ft. parcel to create three residential parcels of 2,092 net sq. ft. (Parcel One), 1,994 net sq. ft. (Parcel Two), and 2,555 net sq. ft. (Parcel 3). The balance of the parcel (5,031 sq. ft.) will be dedicated as an access easement, which will be 185 feet in length with a turnaround at the end. The applicant has submitted a Street Name Change application to name this easement "Amherst Court."

This project also requires a rezoning of this parcel from R-2/S-5 to PUD. If approved, the proposed PUD rezoning will allow for the construction of three units on this parcel instead of the two that would be allowed under its current zoning. The proposed PUD zoning, based on the submitted development, will also allow for minimum parcel sizes and setbacks below that allowed for under the existing zoning. It would also allow for greater floor area to be constructed on each new parcel than would normally be allowed under the existing zoning. Because of the reduced setbacks, the PUD will also need to authorize the establishment of daylight planes on only certain setback lines.

The second phase of the project will involve the construction of three single-family houses on the parcels created by the subdivision. As proposed, two of the houses will be 2,220 sq. ft. in size, and the third will be 2,559 sq. ft. The existing residences on the site will be demolished to accommodate this proposed development. Public utilities will be provided by underground lines. The California Water Service will supply water. The Fair Oaks Sewer Maintenance District will provide sewer service to the site. Construction of the proposed access and other required improvements would require approximately 200 cubic yards of cut and fill. Based upon the submitted tentative map, one significant size tree will be removed to allow construction of the access road.

**SITE DESCRIPTION**

The project site is an 11,765 sq. ft., L-shaped lot. It is relatively flat, with a slope of less than 2% across its length. Currently, there are two dilapidated residential structures on the site. Vegetation consists of a handful of mature trees, primarily oaks; these are located along the perimeter of the parcel. The project site is bordered by residential development to south, east and west. To the north is a parking lot associated with adjacent commercial development.

## ANSWERS TO QUESTIONS

File No. PLN 2003-00294

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### ANSWERS TO QUESTIONS

#### 1. LAND SUITABILITY AND GEOLOGY

##### f. Will (or could) this project cause erosion or siltation?

Yes, Significant Unless Mitigated. Improvements necessary for the recordation of the parcel map will include construction of the access road for the new parcels and demolition of existing structures on the parcel. These construction activities will disturb the soil on a majority of the site. If the project site should receive rain before groundcover can re-establish on the exposed surfaces, then the potential for erosion to occur does exist. This is a potentially significant impact if not mitigated. To mitigate this potential impact, the following measure is proposed:

**Mitigation Measure 1:** Prior to the beginning of any earth moving, demolition, or construction activities, the applicant shall submit to the Planning Division for review and approval, an erosion and drainage control plan which shows how the transport and discharge of soil and pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Storm Water Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- (1) Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
- (2) Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
- (3) Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
- (4) Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

The approved erosion and drainage control plan shall be implemented prior to the commencement of operations.

## ANSWERS TO QUESTIONS

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### 2. VEGETATION AND WILDLIFE

- b. **Will (or could) this project involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?**

Yes, Significant Unless Mitigated. The removal of heritage or significant size trees from a project site has potentially negative impacts due to the loss of habitat for various types of birds and animals, impact to visual resources, and reduction in the perceived quality of life. The applicant has indicated that one significant size tree in the rear half of the parcel will be removed in order to accommodate the proposed access road. To mitigate this impact, the following measure is proposed:

Mitigation Measure 2: Prior to the issuance of an occupancy permit for the last house built on this project site, the applicant shall replace all removed trees at a 1:1 ratio, minimum replacement size of 15 gallons.

- g. **Will (or could) this project involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?**

Yes, Not Significant. As stated previously, construction of the subdivision improvements and the proposed houses will result in a significant amount of the site being cleared of all vegetation and existing built structures and pavement. However, the site does not contain any sensitive habitat, nor is it highly visible from a distance. As long as the required erosion control measures from Mitigation Measure 1 are implemented, then staff does not believe that there will be a significant impact.

### 4. AIR QUALITY, WATER QUALITY, SONIC

- f. **Will (or could) this project generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?**

Yes, Significant Unless Mitigated. Construction of the access road and the eventual houses will temporarily generate noise levels that are greater than the ambient noise levels in the project areas. There are residences on the adjacent parcels, and the residents could be affected by the anticipated noise increase. To mitigate this potential impact, the following mitigation measure is proposed:

Mitigation Measure 3: Noise levels produced by proposed construction activities shall not exceed the 80 dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.



## ANSWERS TO QUESTIONS

File No. PLN 2003-00294

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- g. **Will (or could) this project generate polluted or increased surface water runoff or affect groundwater resources?**

Yes, Significant Unless Mitigated. See question 1.f.

### 5. TRANSPORTATION

- c. **Will (or could) this project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?**

Yes, Not Significant. The project as proposed will result in a net increase of one house on Amherst Avenue, over what the existing R-2 zoning would allow. Thus, there will be a slight increase in the number of vehicles traveling on this public street (approximately 12 vehicle trips per day based upon standard averages). However, staff believes that the amount of new traffic generated by this one house is less than significant within the larger scope of this residentially zoned neighborhood.

### 6. LAND USE AND GENERAL PLANS

- e. **Will (or could) this project serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas?**

Yes, Significant Unless Mitigated. The proposed project will result in a net increase of one house on this parcel, over what the existing R-2 zoning would allow. However, the total floor area of all three proposed houses will exceed the maximum FAR allowed for this zoning district. The existing zoning for this parcel is R-2/S-50, which allows for a maximum floor area of 45%. This translates into 5,294.25 sq. ft. The applicant is proposing to construct 6,999 sq. ft. of floor area between the three houses. This translates into a 59.45% FAR. The FAR standard is intended to limit total development on a parcel, in order to preserve the character of a neighborhood. Staff believes the project, as proposed, would be out of scale with the surrounding neighborhood, which is characterized primarily by small houses in the 1,000 to 1,500 sq. ft. range. Exceeding the allowed FAR, as proposed here, will result in an overbuilt environment that surpasses the intent of the neighborhood when they requested the inclusion of this FAR into their new zoning in 1995. To reduce this potential impact to a less than significant level, staff is recommending the following measure:

**Mitigation Measure 4:** Prior to the approval of the tentative parcel map, the applicant shall revise the proposed development plans to reduce the overall FAR for this parcel to 45%. These revised plans shall then be considered at a public hearing to allow for public input.

## ANSWERS TO QUESTIONS

File No. PLN 2003-00294

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- k. **Will (or could) this project require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?**

Yes, Significant Unless Mitigated. As discussed in the project description, the applicant is requesting that the project parcel be rezoned from R-2/S-50 to Planned Unit Development (PUD). This will allow for the increase in number of dwelling units on the parcel above what the zoning allows, as well as exceptions to the required setbacks, daylight plane and floor area mandated by the R-2/S-50 zoning regulations. The purpose of the PUD zoning is to allow for creative development of a parcel beyond what the current zoning would allow. However, total allowed floor area is one of the thresholds that defines an area's neighborhood character, particularly as communicated by area residents in the course of the 1995 zoning amendments where these regulations were developed and adopted. Staff believes that allowing the requested exception to the zoning district's FAR could be construed as the granting of a special privilege to one parcel that would not be granted to any other parcel in the neighborhood, raising the specter of spot zoning. The implementation of Mitigation Measure 4 will reduce this impact to a less than significant level.

- l. **Will (or could) this project involve a change of zoning?**

Yes, Significant Unless Mitigated. See questions 6(e) and 6(k), above.

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(E) PARKING LOT  
060-281-29  
CALLAN

060-281-28  
CAREY

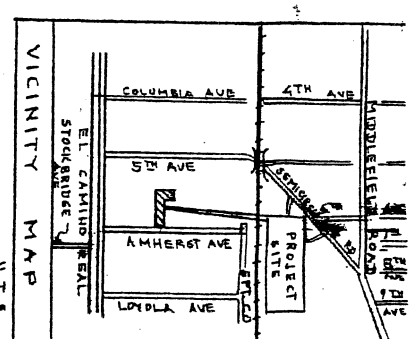
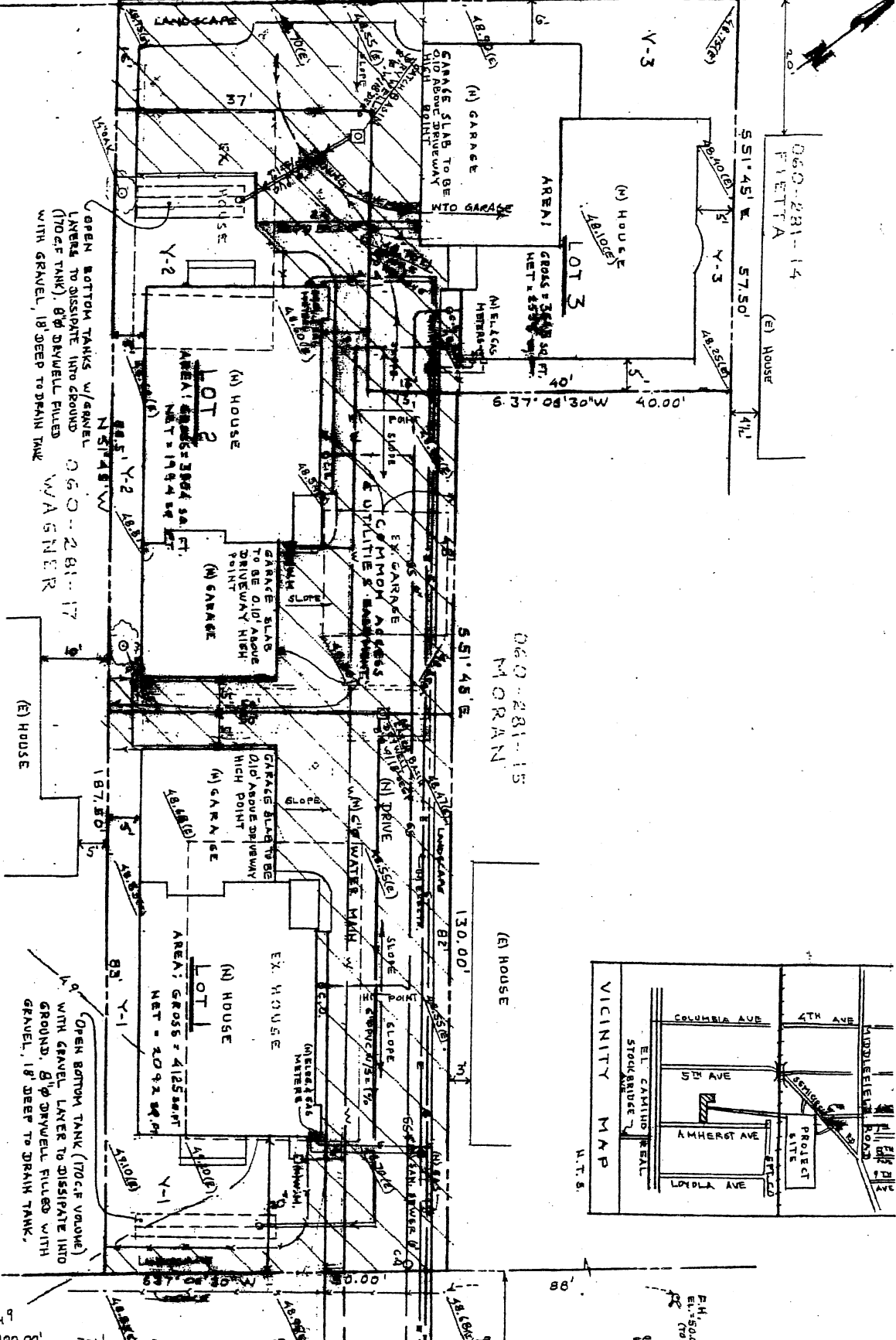
KRAMER  
LNI

**OWNER & SUBDIVIDER:**  
BI AMHERST AVE, CAL. L.P.  
GT CONSTRUCTION COMPANY  
434 NORTH CANAL ST, #15  
SOUTH SAN FRANCISCO,  
CA 94080  
TEL. (650) 589-0732

**ASSESSOR'S PARCEL NUMBERS:**  
060-281-16  
**EXISTING USE:**  
2 WHITE FAMILY RESIDENCE  
**PROPOSED USE:**  
3 SINGLE FAMILY RESIDENCE  
**ZONE:**  
R2/S-50

**PROPERTY:**  
PARTION OF LOT 1A IN BLOCK "A"  
"OAK GROVE PARK"  
BOOK 11 OF MAPS PAGE 47  
AUGUST 9, 1923  
**ADDRESS:**  
BI AMHERST AVE,  
MENLO PARK, CA 94025

**TENTATIVE MA**  
A.C. & H. CIVIL ENGINEERS  
2443 ASH ST.  
PALO ALTO, CA 94306  
TEL. (650) 327-3900



10 5 0 10 20  
SCALE  
PURETY  
DATE: 11/10  
BY: [Signature]  
CHECKED: [Signature]  
A.C. & H. CIVIL ENGINEERS  
2443 ASH ST.  
PALO ALTO, CA 94306  
TEL. (650) 327-3900  
FAX (650) 327-3900  
VORGE TU  
AMHERST AVE, SAN FRANCISCO

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

\* \* \* \* \*

AN ORDINANCE AMENDING DIVISION VI OF THE SAN MATEO COUNTY  
ORDINANCE CODE (ZONING ANNEX) TO REVISE THE ZONING TEXT,  
APPENDIX A (PLANNED UNIT DEVELOPMENTS) TO ENACT THE  
PLANNED UNIT DEVELOPMENT (PUD-130) ZONING DISTRICT REGULATIONS  
ON A SINGLE PARCEL IN UNINCORPORATED NORTH FAIR OAKS

The Board of Supervisors of the County of San Mateo, State of California,  
ordains as follows:

**SECTION 1.** The San Mateo County Ordinance, Division VI, Part One, Zoning  
Text Appendix A (Special Districts and Planned Unit Developments) is hereby amended  
to establish and enact the Planned Unit Development No. 130 (PUD-130) to read as  
follows:

**PUD-130. PLANNED UNIT DEVELOPMENT**

**SECTIONS:**

- XXXX. PURPOSE
- XXXX. DEVELOPMENT PLAN
- XXXX. RESTRICTION TO PERMITTED USES
- XXXX. HEIGHT
- XXXX. SETBACKS
- XXXX. LOT COVERAGE
- XXXX. FLOOR AREA
- XXXX. PRESERVATION OF TREES
- XXXX. MAINTENANCE OF LANDSCAPING
- XXXX. RESTRICTION OF OUTDOOR LIGHTING
- XXXX. MAINTENANCE OF MINIMUM PARKING PROVISIONS

**SECTION XXXX. PURPOSE.** The following PUD-130 regulations shall govern the land use and development of a multiple-family residential development (described below) on an 11,675 sq. ft. parcel (Assessor's Parcel Number 060-281-160) located at 81 Amherst Avenue in the unincorporated North Fair Oaks area of San Mateo County. To the extent that the regulations contained herein conflict with other provisions of Part One, Division VI (Zoning) of the San Mateo County Ordinance Code, the regulations contained herein shall govern.

**SECTION XXXX. DEVELOPMENT PLAN.** All development shall conform to the development plans (County File Number PLN 2003-00294) for the subject property as approved by the Planning Commission on December 8, 2004, and by the Board of Supervisors on \_\_\_\_\_, 2005, and on file in the office of the County Planning Division. Those plans include the following specific elements: (a) the creation of three parcels: 4,125 gross sq. ft. (Parcel 1), 3,907 gross sq. ft. (Parcel 2), and 3,643 gross sq. ft. (Parcel 3); (b) construction of three single-family dwellings on each new parcel with the following floor area sizes: 1,698 sq. ft. (Parcel 1), 1,698 sq. ft. (Parcel 2) and 1,898 sq. ft. (Parcel 3); (c) construction of an access driveway with five parking spaces; (d) the preservation of two mature oak trees; (e) the provision and maintenance of all new and approved landscaping; and (f) the provision and maintenance of all parking area surface materials and drainage elements. No enlargements to these buildings shall be allowed and no building or site design modifications shall be allowed unless determined to be minor and approved by the Planning Director. The Planning Director shall make any necessary determination of conformity with the plan.

**SECTION XXXX. RESTRICTION TO PERMITTED USES.** Only the following uses shall be allowed: Single-Family Residential.

**SECTION XXXX. HEIGHT.** Heights of all the buildings shall conform to those shown in the approved plans.

**SECTION XXXX. SETBACKS.** The minimum setbacks of all the buildings shall conform to those shown in the approved plans.

**SECTION XXXX. LOT COVERAGE.** The maximum lot coverage for all buildings shall comply with that shown on the approved plans.

**SECTION XXXX. FLOOR AREA.** The maximum floor area for all floors of all buildings shall comply with that shown on the approved plans.

**SECTION XXXX. PRESERVATION OF TREES.** The mature oak trees, shown in the south side yard setback, on the approved plans shall be preserved and maintained in a healthy condition. If these trees must be removed in the future, then the required tree removal application shall be accompanied by a report prepared by a professional arborist evaluating the health of the subject tree(s). Any trees approved for removal shall be replaced at a one-to-one basis, or as directed by the Planning Director.

**SECTION XXXX. MAINTENANCE OF LANDSCAPING.** All proposed landscaping (i.e., trees, shrubs flowers, groundcover) shown on the approved landscape plan shall always be maintained in a healthy condition. Any dead or dying landscaping elements shall be replaced in like kind.

**SECTION XXXX. RESTRICTION OF OUTDOOR LIGHTING.** Outdoor lighting (i.e., number, location and type of fixtures) shall be restricted to that on the approved plans. All light glare shall be contained to the subject parcel and shall not project onto or at any adjacent residential use.

**SECTION XXXX. MAINTENANCE OF MINIMUM PARKING PROVISIONS.** Parking provisions for a minimum of eight parking spaces, and the minimum 25-foot backup area in front of each garage shall be provided and maintained as shown on the approved plans. Each garage depicted on the approved plans shall be reserved for the exclusive use of parking resident's vehicles. No garage shall be used in such a manner

as to prevent its use for parking. The internal back-up area and entry driveway shall be kept free of any permanently parked vehicles, and shall be reserved for vehicle circulation and temporary deliveries.

**SECTION 2.** This ordinance shall be in full force and effect thirty (30) days after its passage.

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**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 ADD THE PLANNED UNIT DEVELOPMENT  
(NUMBER 130) DISTRICT REGULATIONS, AFFECTING ONE PARCEL IN  
UNINCORPORATED NORTH FAIR OAKS

The Board of Supervisors of the County of San Mateo, State of California,  
ordains as follows:

**SECTION 1.** 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  
establish the Planned Unit Development (Number 130) Zoning District Regulations,  
applicable to Assessor's Parcel Number 060-281-160 (81 Amherst Avenue).

**SECTION 2.** This ordinance shall be in full force and effect thirty (30) days after  
its passage.

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