

TAX CODE AREA _____

60-26

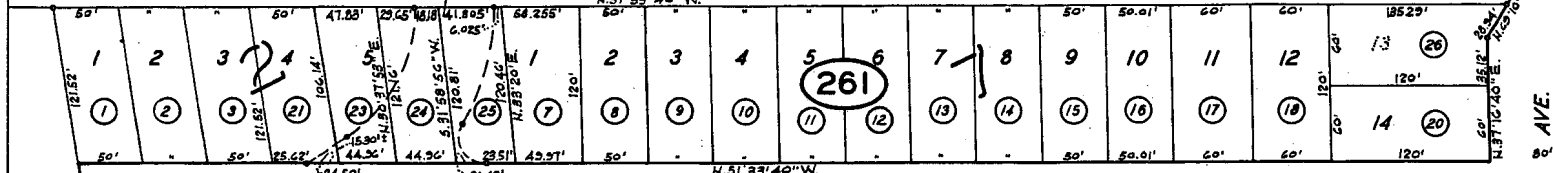
8

S.P.R.R. CO.

S.B.E. 872-41-11
PARCEL 2

MARKHAM AVE.
ABAND.

N.51°33'40"W.

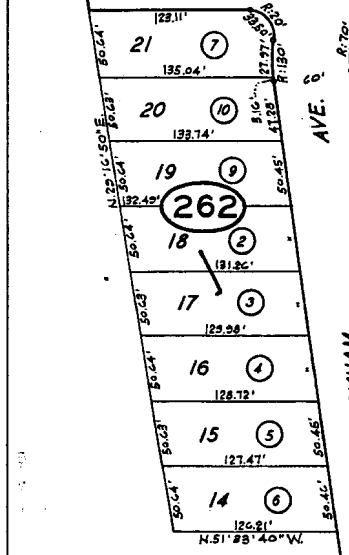


GLENDALE AVE.

AVE.

GLENDALE

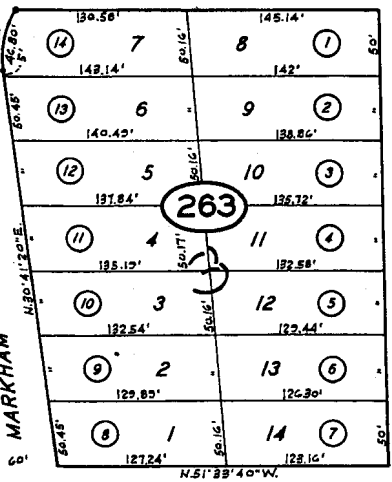
AVE.



AVE.

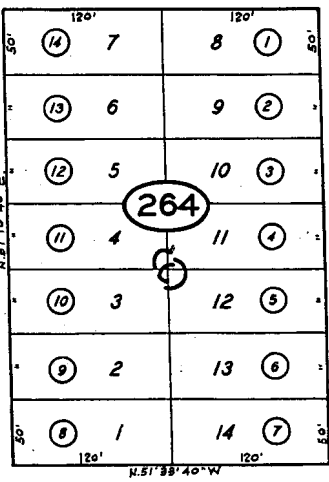
MARKHAM

WAVERLY



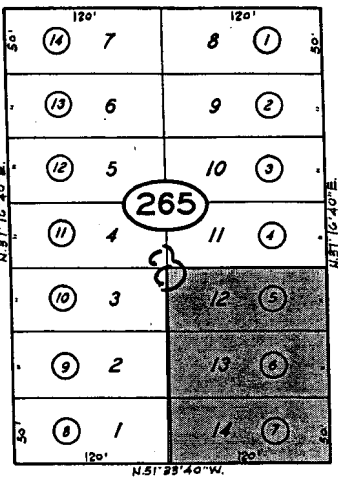
AVE.

DEXTER



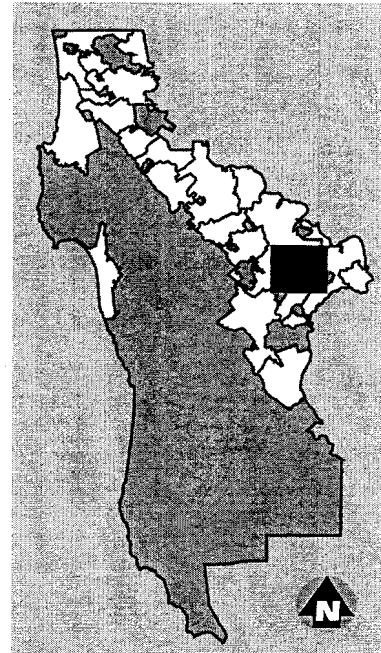
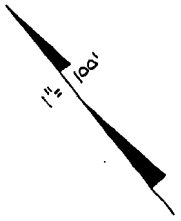
AVE.

COLUMBIA



AVE.

FIFTH



N

27

San Mateo County Board of Supervisors' Meeting

Applicant: Randy Blair

Attachment: B

File Numbers:

OWNER:
 Charles & Randolph Blair
 101 5th Ave
 Redwood City, CA 94063
 Contact: Greg Ward
 Phone: (650) 368-9216
 Fax: (510) 794-4178

TENTATIVE TRACT MAP

A TOWNHOME SUBDIVISION

OF LOTS 12, 13, & 14 - BLOCK 265 - DUMBARTON PARK FILED ON JANUARY 20, 1926 IN VOLUME 13 OF MAPS, PAGE 29, SAN MATEO COUNTY RECORDS.

DECEMBER, 2004 SCALE: 1"=20'

CITY OF REDWOOD CITY,
 SAN MATEO COUNTY,
 CALIFORNIA

APN 060-265-050, 060 & 070

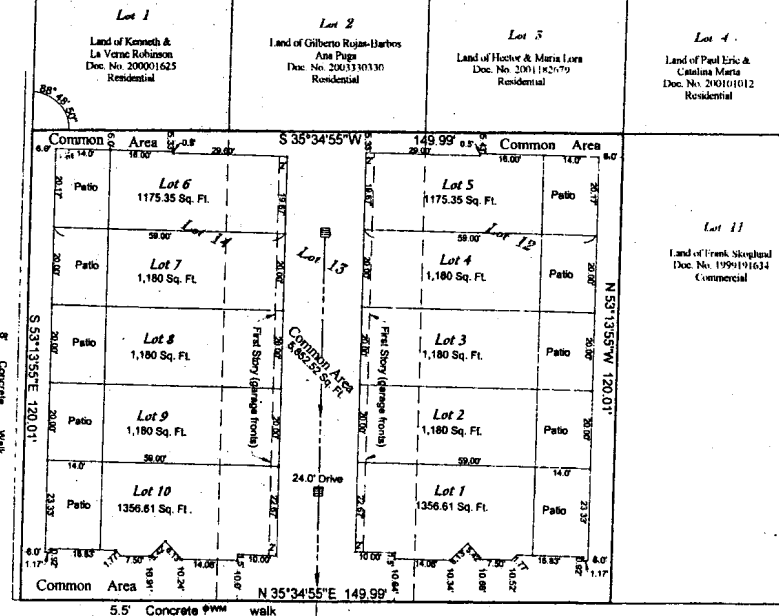
(SHEET 1 OF 2)

Total Area: 17,996 +/-

Found bridge spike

4TH AVENUE

WAVERLY AVENUE (50 Wide)

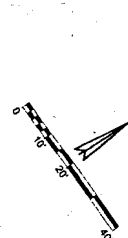


VICINITY MAP

GLENDALE AVENUE (50 Wide)

FIFTH AVENUE (80' Wide)

AVENUE



NOTES:
 All building corners are right angles unless otherwise shown.
 Angular lines are at 45 degrees.

DEC 2004
 Date Raymond B. Thinggaard PCS-3820 exp. 6-30-06

Thinggaard Land Consulting
 3524 Breakwater Ave., Suite B
 Hayward, CA 94560
 (510)732-6608

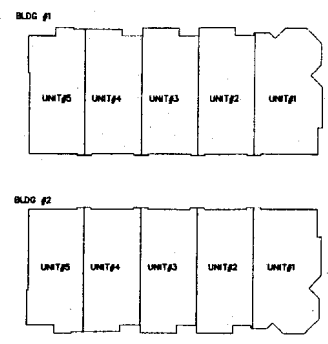
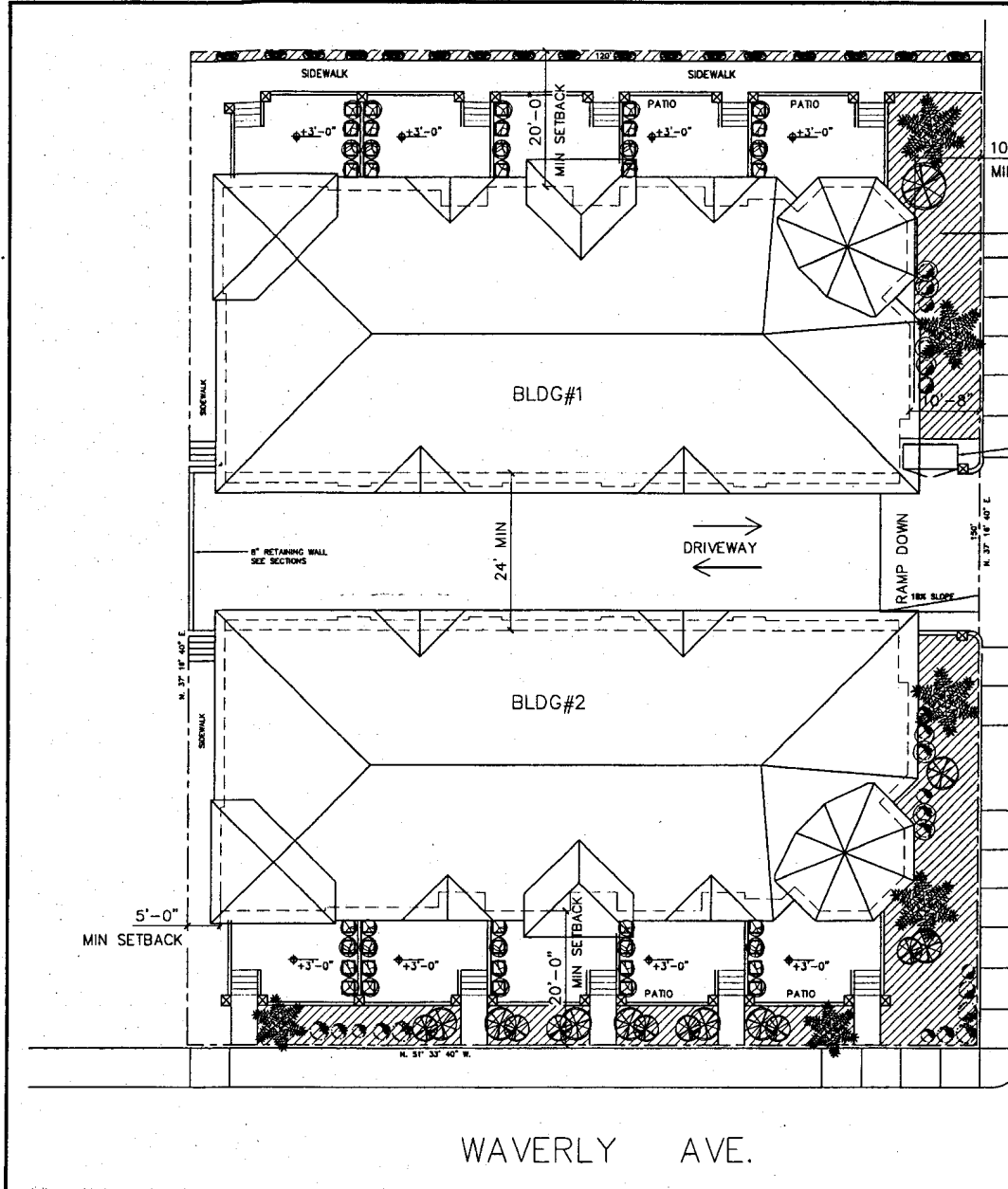
Job No. N-34TM2

San Mateo County Board of Supervisors' Meeting

Applicant: Randy Blair

Attachment: C

File Numbers:



PROPERTY AREA	120'X150'	18,000 SF
BUILDING 1 FOOTPRINT		
UNIT 1 TOTAL AREA		2,554 SF
UNIT 2	---	2,198 SF
UNIT 3	---	2,198 SF
UNIT 4	---	2,187 SF
UNIT 5	---	2,178 SF
BUILDING 2 FOOTPRINT		
UNIT 1 TOTAL AREA		2,554 SF
UNIT 2	---	2,198 SF
UNIT 3	---	2,198 SF
UNIT 4	---	2,187 SF
UNIT 5	---	2,178 SF
SITE COVERAGE		48.1%
PARKING:	2-CAR GARAGE PER UNIT	

FIFTH AVE.

WAVERLY AVE.



SITE MAP AND INFORMATION
BLAIR DEVELOPMENT
101 S 5TH AVENUE, REDWOOD CITY, CA 94062
APN

PHONE: 510-794-7965
FAX: 510-794-7966
3088 Brent Road
Fremont, CA 94536
www.ChicagoDesign.com



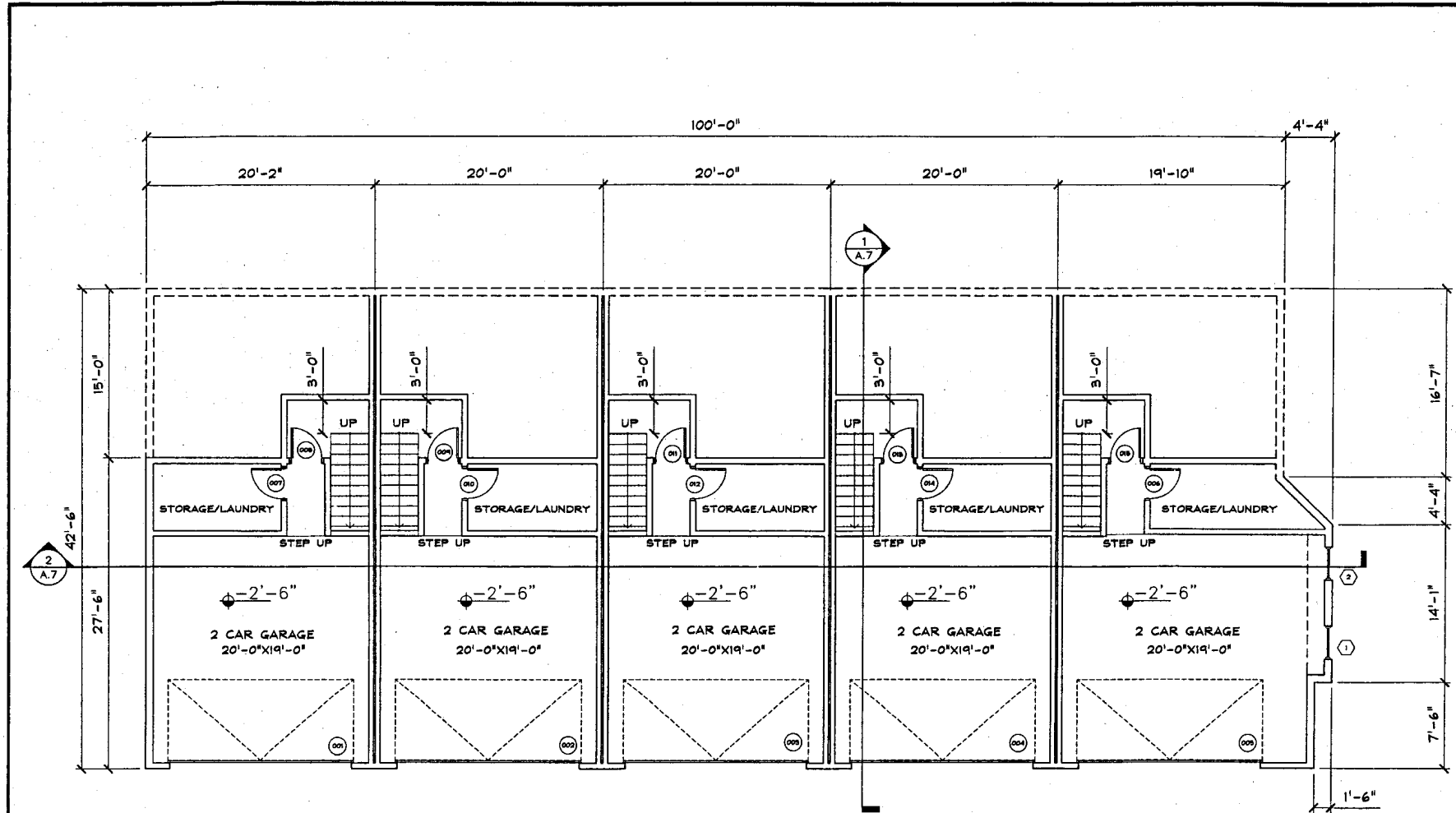
DATE	BY
SCALE	1/8"=1'-0"
SHEET	T.2

San Mateo County Board of Supervisors' Meeting

Applicant: Randy Blair

Attachment: D

File Numbers:



N

GARAGE FLOOR PLAN

BLAIR DEVELOPMENT
101 S-TH AVENUE, REDWOOD CITY, CA 94062
A7M

PHONE: 650.394.3792
FAX: 510.394.4178
3606 Beard Road
Fremont, CA 94555
www.OverstepDesign.com

OVERSTEP DESIGN

C-24215

100% REVIEWED PROJECT

DATE: _____ BY: _____
SCALE: 1/4"=1'
SHEET: **A.1**

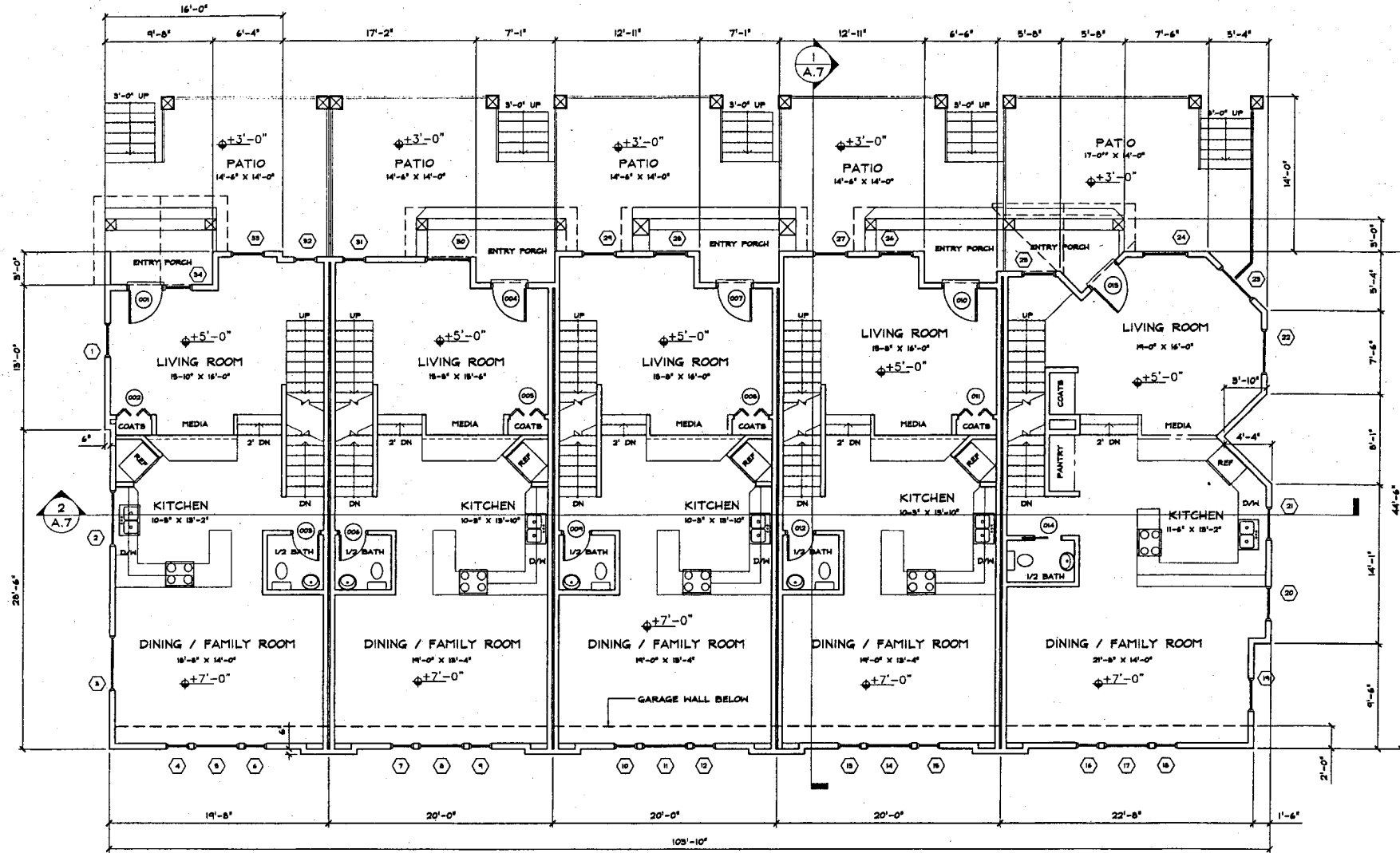
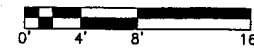
San Mateo County Board of Supervisors' Meeting

Applicant: Randy Blair

Attachment: E

File Numbers:

33



FIRST FLOOR PLAN

BLAIR DEVELOPMENT
101 E-17th AVENUE, REDWOOD CITY, CA 94062
www.OnsiteDesign.com



PHONE: (415) 794-7883
FAX: (415) 794-1178
1508 Board Road
Fremont, CA 94535

NO.	DATE	BY	REV.

SCALE: 1/4"=1'
SHEET: **A.2**

34

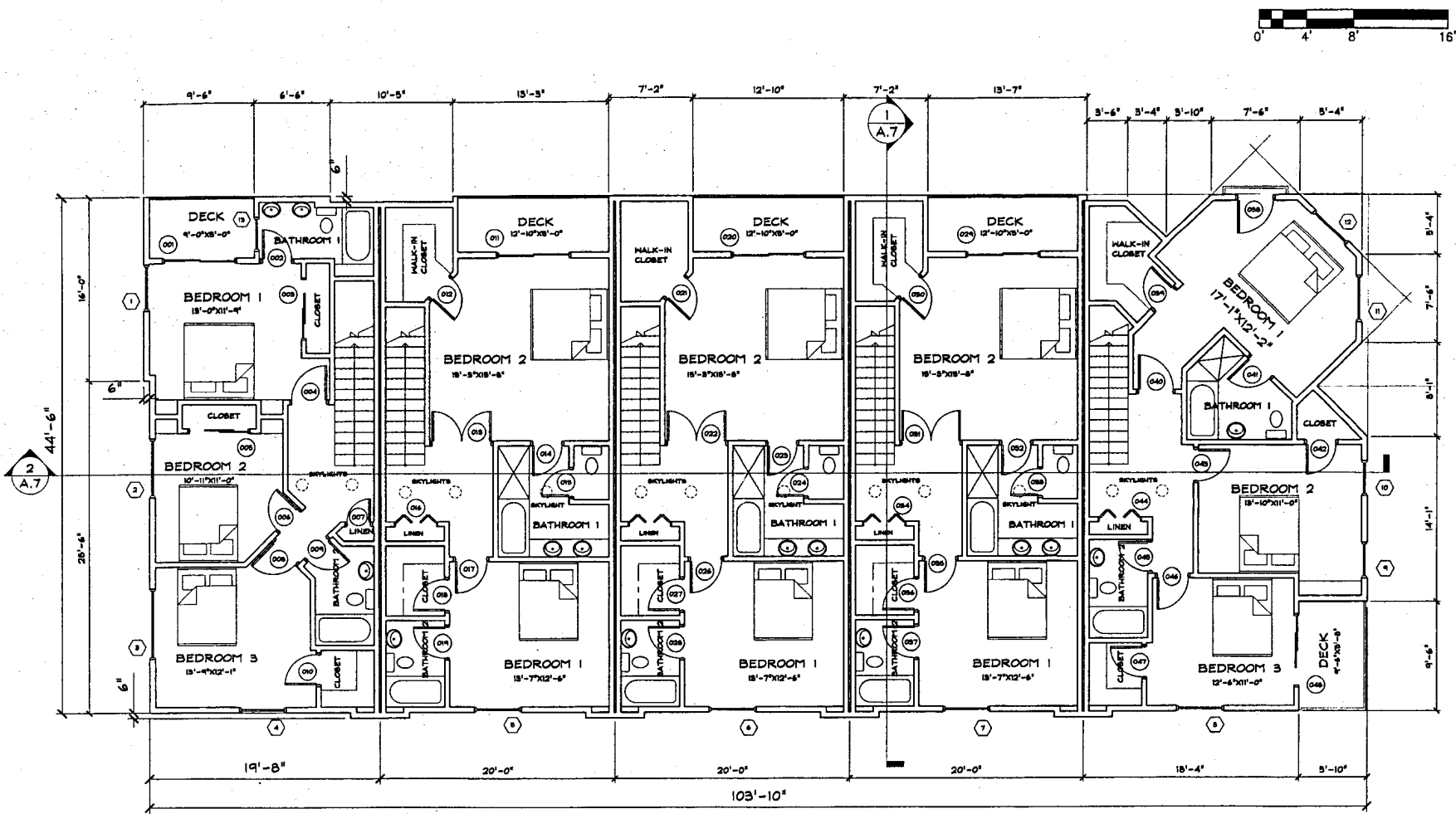
San Mateo County Board of Supervisors' Meeting

Applicant: Randy Blair

Attachment: E

File Numbers:

53



N

0' 4' 8' 16'

SECOND FLOOR PLAN

BLAIR DEVELOPMENT
101 S-7th AVENUE, REDWOOD CITY, CA 94062
APN

PHONE 650-794-7993
1700 Bay Road
Fremont, CA 94535
www.OverstepDesign.biz

OVERSTEP DESIGN

C-31115
ARCHITECT
100% COMPLETE
10/31/06

NO.	DATE	REVISION

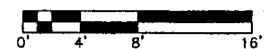
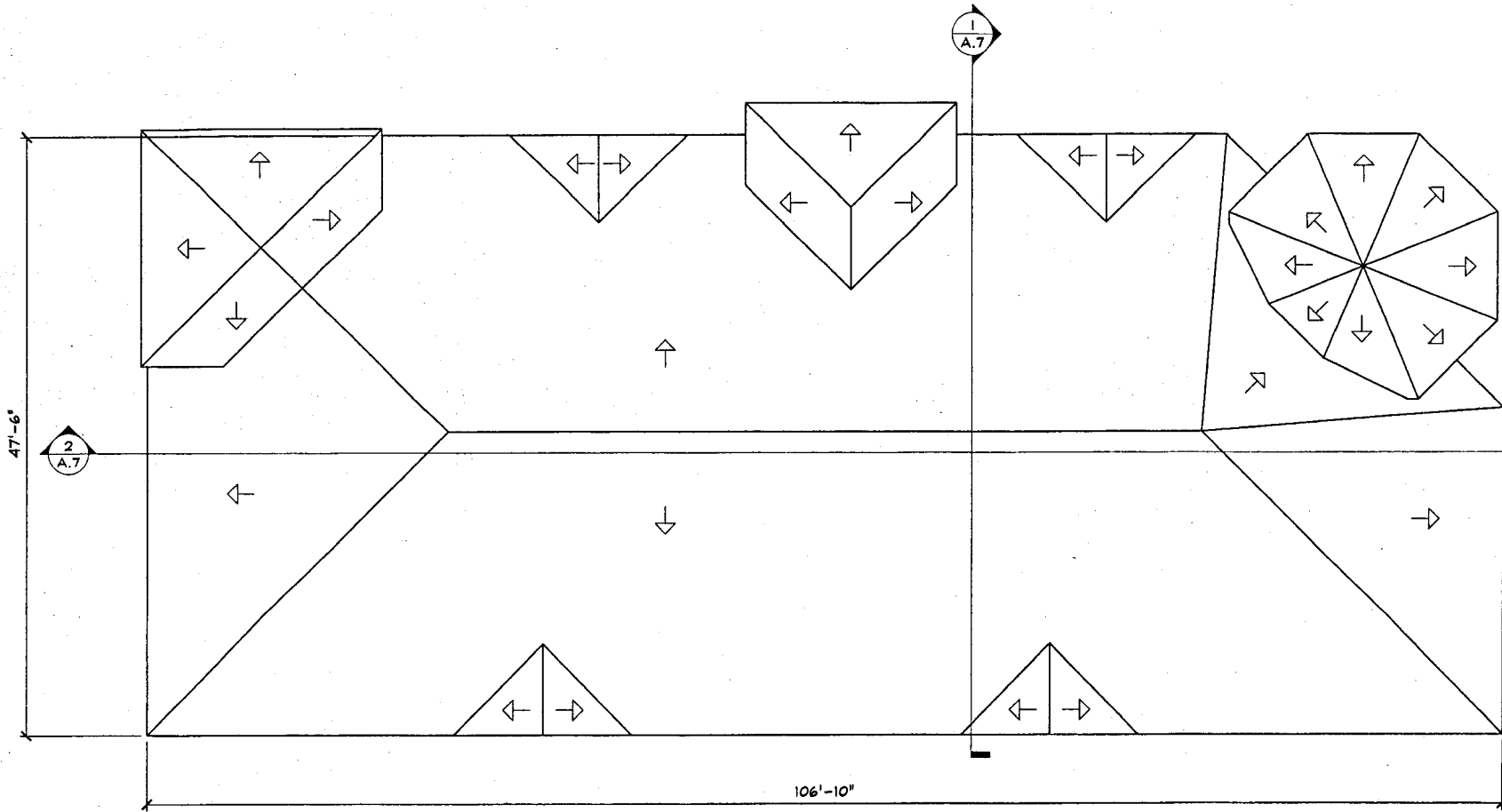
DATE
SCALE 1/4"=1'
SHEET
A.3

San Mateo County Board of Supervisors' Meeting

Applicant: Randy Blair

Attachment: E

File Numbers:



N

ROOF PLAN

BLAIR DEVELOPMENT
101 5TH AVENUE, FLOOD CITY, CA 94022

PHONES: 707-794-7993
FAXES: 707-794-4178
www.ChessDesign.biz

CHESSE DESIGN

C-24213

NO.	DATE	REVISION

SCALE: 1/4" = 1'

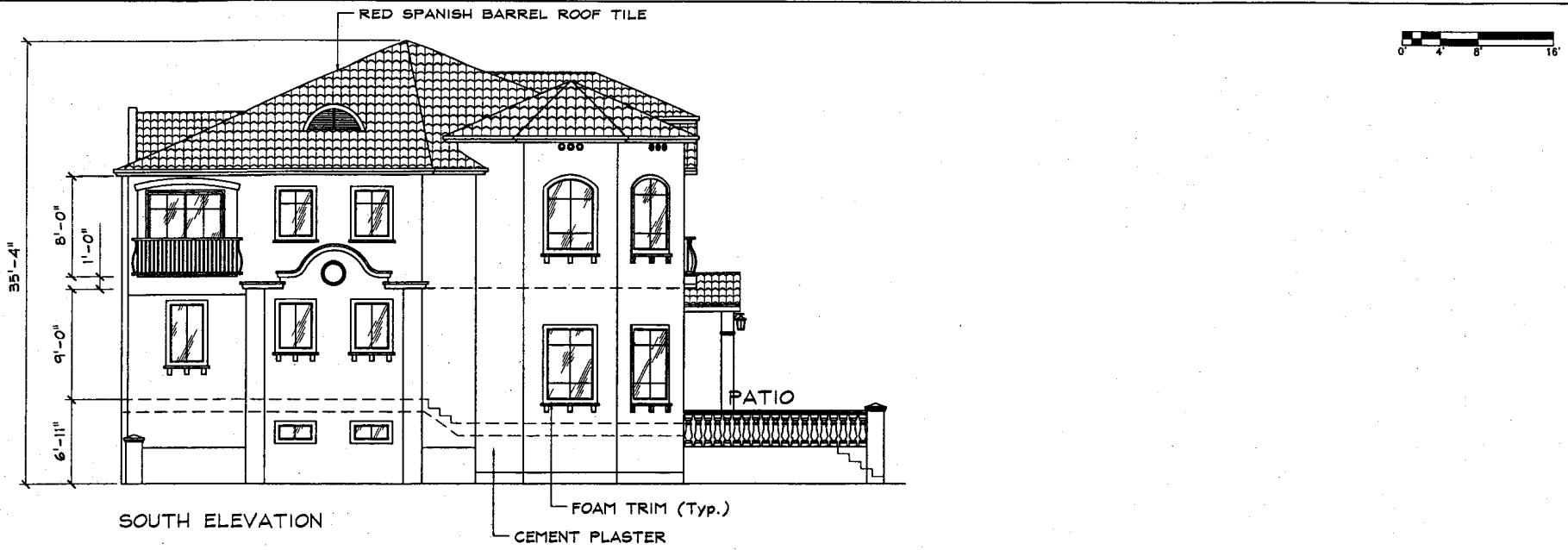
SHEET: **A.4**

San Mateo County Board of Supervisors' Meeting

Applicant: Randy Blair

Attachment: E

File Numbers:



SOUTH ELEVATION



EAST ELEVATION

- ◆ T.O. RIDGE +35'-4"
- ◆ T.O. PLATE +29'-0"
- ◆ T.O. PLATE +18'-0"
- ◆ T.O. FAMILY ROOM +7'-0"
- ◆ T.O. LIVING ROOM +5'-0"
- ◆ T.O. PATIO +3'-0"
- ◆ T.O. GRADE +0'-0"
- ◆ T.O. DRIVEWAY -2'-4"

37

ELEVATIONS

PHONE: 924-7888
 FAX: 924-7178
 3300 BROADWAY
 FRENCH CREEK, CA 94550
 www.ChenapDesign.com



NO.	DATE	REVISION

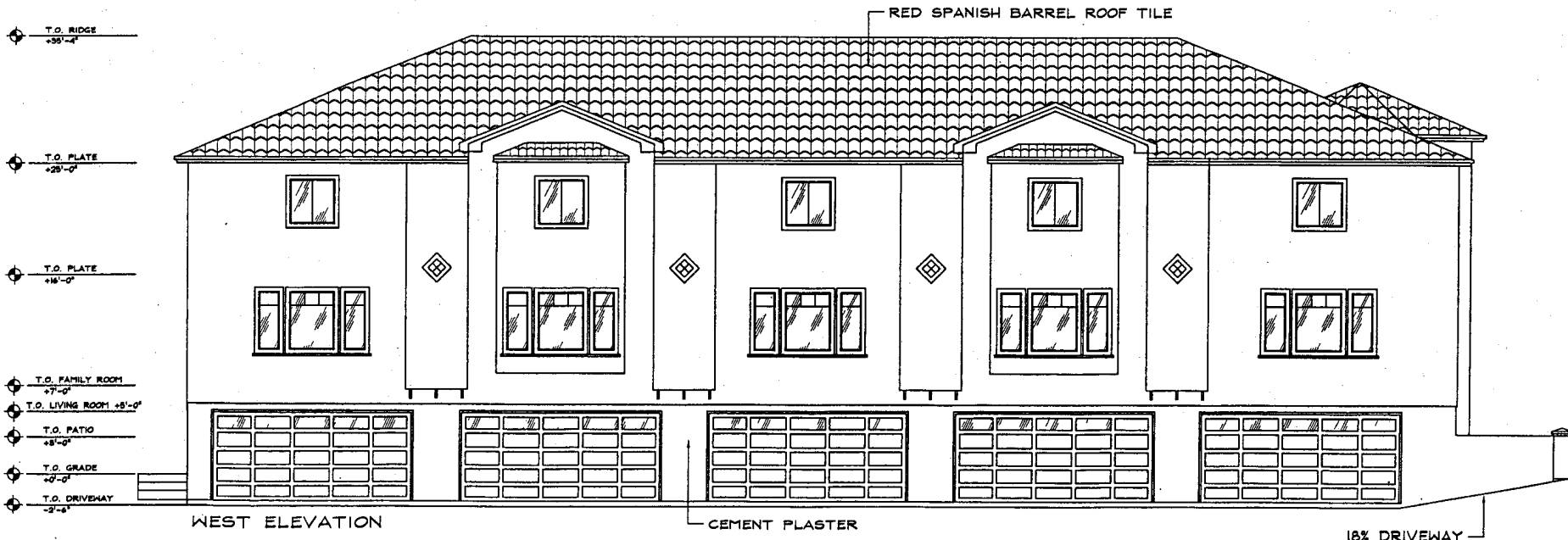
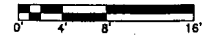
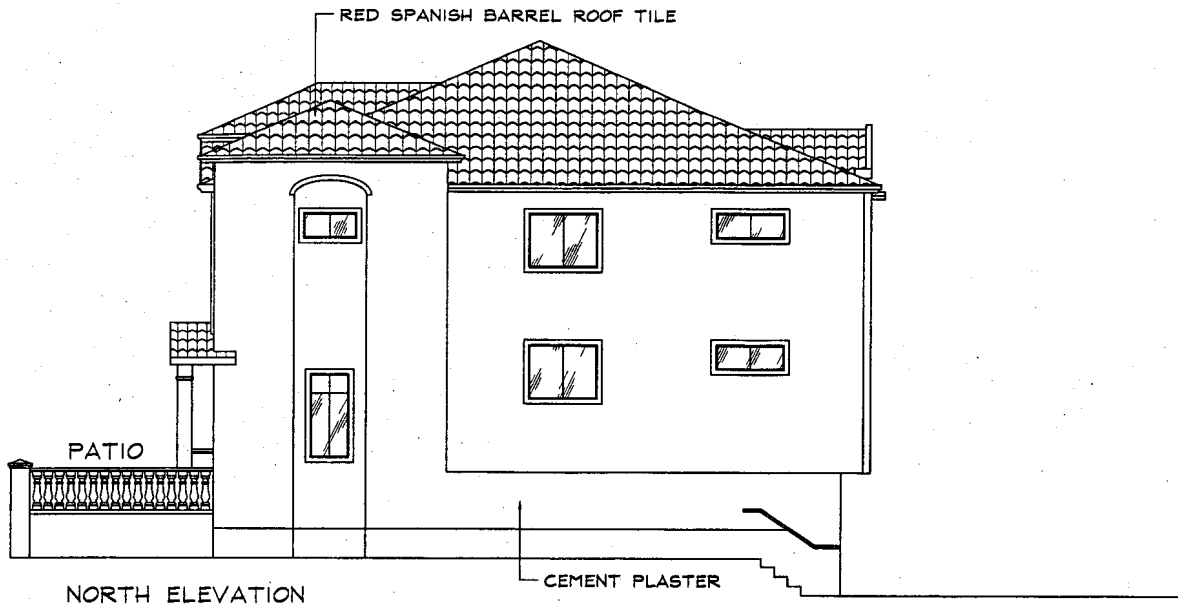
SCALE: 1/4"=1'
 SHEET: A.5

San Mateo County Board of Supervisors' Meeting

Applicant: Randy Blair

Attachment: F

File Numbers:



ELEVATIONS

BLAIR DEVELOPMENT
101 5TH AVENUE, REDWOOD CITY, CA 94062
APN#

PHONE: (415) 794-1993
FAX: (415) 794-1994
3908 Beard Road
Fremont, CA 94555
www.ChristophDesign.biz



NO.	DATE	REVISION

DATE

SCALE
1/4"=1'

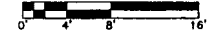
SHEET
A.6

San Mateo County Board of Supervisors' Meeting

Applicant: Randy Blair

Attachment: F

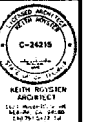
File Numbers:



5-th AVENUE ELEVATION

5-th AVENUE ELEVATIONS

PHONE: 916-794-7993
FAX: 916-794-1478
www.OnestopDesign.biz
101 5-TH AVENUE, REDWOOD CITY, CA 94062



NO.	DATE	BY	REVISION

SCALE 3/16"=1'

SHEET A.8

39

San Mateo County Board of Supervisors' Meeting

Applicant: Randy Blair

Attachment: F

File Numbers:

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.)

$$\text{Value of Land} = \underline{\$32,272 \times 3 = \$96,816}$$

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

$$\text{Acres of Land} = \underline{0.41 \text{ acre}}$$

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.

Formula:	
<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
Fill Out:	
<u>0.41</u> 1 Acre	<u>\$96,816</u> Value of Land/Acre

- b. Solve for X by cross multiplying.

Formula:	
Value of Land	= $\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$ = _____
Fill Out:	
Value of Land	= $\frac{\underline{\$96,816}}{\underline{0.41}}$ = <u>\$236,137</u>

4. Determine the number of persons per subdivision.

Formula:				
Number of New Lots Created*	X	2.81**	=	Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.				
Fill Out::				
7	X	2.81**	=	19.67
**Average number of persons per dwelling unit according to the most recent federal census (1990).				

5. Determine the parkland demand due to the subdivision.

Formula:				
Number of Persons Per Subdivision (From Item 4)	X	.003*** Acres/Person	=	Parkland Demand
Fill Out::				
19.67	X	.003*** Acres/Person	=	0.05901
*** 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.

Formula:				
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
Fill Out::				
0.05901	X	\$236,137	=	\$13,934

**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: *Waverly Palms Major Subdivision*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2005-00250

OWNER: Blair Development

APPLICANT: Greg Ward

ASSESSOR'S PARCEL NOS.: 060-265-050, -060, -070

PROJECT LOCATION: 101 – 5th Avenue, Redwood City

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

OCT 12 2006

WARREN SLOCUM, County Clerk
By PATRICIA FISCHBACH
DEPUTY CLERK

PROJECT DESCRIPTION

The applicant proposes a 10-unit major subdivision in preparation for the construction of ten (10) three-story attached town homes. The existing property has an area of 17,996 square feet. The 10 new residential lots will be between 1,175 and 1,357 square feet in size, with a common area of 5,852.5 square feet. The town homes will be between 2,178 and 4,332 square feet in size, each with an attached 380-square-foot, two-car garage.

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:

1. Prior to the beginning of any 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 and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Storm Water Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for construction.
 - d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative BMPs, such as mulching or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
 - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
 - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
 - k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
 - l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - m. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.
2. No grading for the project shall commence until the applicant has applied for and been issued a grading permit by the Planning Division, whereby the following provisions shall apply:
- a. All grading shall be according to the plans prepared by a registered civil engineer. Revisions to the approved grading plan shall be prepared and signed by the engineer, and shall be submitted to the Department of Public Works and the Planning Division for concurrence prior to commencing any work pursuant to the proposed revisions.
 - b. Erosion and sediment control during the course of this grading work shall be according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Planning Division. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.
 - c. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 8606.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 8606.5 of the Grading Ordinance.

- d. No grading shall commence until a schedule of all grading operations has been submitted to and reviewed and approved by the Department of Public Works and the Planning Division. 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 the work falls behind schedule. The applicant shall submit monthly updates of the schedule to the Department of Public Works and the Planning Division. All submitted schedules shall represent the work in detail and shall project the grading operations through completion.
 - e. In the case where a respective project is proposed and approved with no accompanying building permit, or at the discretion of the Community Development Director, no grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The applicant shall submit a letter to the Planning Division, at least two (2) weeks prior to commencement of grading, stating the date when grading will begin.
 - f. Prior to the issuance of the grading permit, the applicant shall submit, to the Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation as it deems necessary.
 - g. At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Ordinance. Additionally, at the completion of work, the engineer who prepared the approved grading plan shall submit a signed "as-graded" grading plan conforming to the requirements of Section 8606.6 of the Grading Ordinance.
 - h. Pursuant to Section 8604.11 of the Grading Ordinance, where applicable, a security in an amount to be determined by the Department of Public Works, shall be deposited in a Department of Public Works Road Escrow Account. This deposit will be used to offset costs incurred by the County resulting from the grading operations. The unused balance of the security will be released only upon the satisfactory completion of the work and acceptance of the work by the County of San Mateo.
3. The applicant shall submit a dust control plan to the Planning Division for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:
 - a. Water all active construction areas at least twice daily.

- b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
 - e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
 - f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - j. Replant vegetation in disturbed areas as quickly as possible.
4. Prior to the issuance of any grading or excavation permits, the applicant shall submit a Phase I Environmental site survey for the review and approval of the County Planning and Engineering Divisions. This site survey shall investigate whether any hazardous materials are located on the site, and if so, provide measures to clean up and remove these materials from the site prior to commencement of construction activities.
 5. Prior to building permit issuance, the applicant shall submit a detailed noise study for the County Building Inspection Section's review and approval. This noise study shall evaluate current and projected noise levels in the project vicinity, and outline measures to be taken to ensure that the noise levels on the project site do not exceed the acceptable levels outlined by the County Noise Ordinance.
 6. All grading and construction activities associated with any of the project shall be limited to 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 activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed 80-dBA level at any one moment.
 7. The applicant shall submit an on-site drainage plan, as prepared by their civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan

shall show, in all respective cases, the necessary mechanisms to contain all water runoff generated by on-site impervious surfaces and shall include facilities to minimize the amount and pollutants of stormwater runoff through on-site percolation and filtering facilities.

8. Prior to the issuance of a building permit the applicant shall submit plans that include the extension of the landscaped median located between 5th Avenue and the frontage road in front of the proposed project. This extension shall be a continuation of the existing median and will extend 12 feet or the distance required to block access to the driveway from 5th Avenue. The plan shall be submitted to the Planning Division for review and prior to the issuance of a building permit.

RESPONSIBLE AGENCY CONSULTATION

None.

INITIAL STUDY

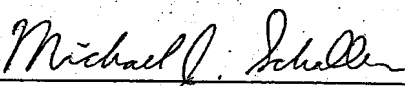
The San Mateo County Planning Division has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: October 10, 2006 to October 30, 2006.

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 30, 2006.

CONTACT PERSON

Michael J. Schaller
Project Planner
650/363-1849



Michael J. Schaller, Project Planner

MJS:cdn - MJSQ1160_WCH.DOC
CPD FORM A-ENV-35
FRM00013.DOC
(05/06/2002)

County of San Mateo
Planning and Building Division

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

I. **BACKGROUND**

Project Title: Waverly Palms Major Subdivision, PUD Application and Use Permit

File No.: PLN 2005-00250

Project Location: 101 – 5th Avenue, at the corner with Waverly Avenue, San Mateo County

Assessor's Parcel Nos.: 060-265-050, -060, -070

Owner: Blair Development

Applicant: Greg Ward

Date Environmental Information Form Submitted: November 15, 2004

PROJECT DESCRIPTION

EXISTING DEVELOPMENT. The property is located in a neighborhood commercial district that runs along 5th Avenue and is adjacent to a residential district. It is located at the intersection of 5th Avenue and Waverly Avenue in the unincorporated area of San Mateo County within Redwood City's sphere of influence. The property is covered by existing structures and paving, so no vegetation would be altered or removed, and no uses are currently operating at the site.

PROPOSED DEVELOPMENT. The applicant proposes a 10-unit major subdivision in preparation for the construction of ten (10) two-story attached town homes. The existing property has an area of 17,996 square feet. The 10 new residential lots will be between 1,175 and 1,357 square feet in size, with a common area of 5,852.5 square feet. The town homes will be between 2,178 and 4,332 square feet in size, each with an attached 380-square-foot, two-car garage.

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 16 and 17.

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
1. LAND SUITABILITY AND GEOLOGY						
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				SOURCE
	NO	YES			
		Not Significant	Significant Unless Mitigated	Significant	
2. <u>VEGETATION AND WILDLIFE</u>					
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
3. <u>PHYSICAL RESOURCES</u>					
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 topsoil)?	X				I

	IMPACT					SOURCE
	NO	Not Significant	YES			
			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
4. <u>AIR QUALITY, WATER QUALITY, SONIC</u>						
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			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
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
5. <u>TRANSPORTATION</u>						
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			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
6. LAND USE AND GENERAL PLANS						
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					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
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
7. <u>AESTHETIC, CULTURAL AND HISTORIC</u>						
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				
		Not 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: Redwood City, Menlo Park, Atherton	X		Referral only.
Sewer/Water District:		X	
Other:		X	

IV. MITIGATION MEASURES

Mitigation measures have been proposed in project application.

<u>Yes</u>	<u>No</u>
_____	_____X_____

Other mitigation measures are needed.

_____X_____	_____
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The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

1. Prior to the beginning of any 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 and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Storm Water Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for construction.
 - d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative BMPs, such as mulching or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
 - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
 - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
 - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
 - k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
 - l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - m. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.
2. No grading for the project shall commence until the applicant has applied for and been issued a grading permit by the Planning Division, whereby the following provisions shall apply:
- a. All grading shall be according to the plans prepared by a registered civil engineer. Revisions to the approved grading plan shall be prepared and signed by the engineer, and shall be submitted to the Department of Public Works and the Planning Division for concurrence prior to commencing any work pursuant to the proposed revisions.
 - b. Erosion and sediment control during the course of this grading work shall be according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Planning Division. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.
 - c. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 8606.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 8606.5 of the Grading Ordinance.
 - d. No grading shall commence until a schedule of all grading operations has been submitted to and reviewed and approved by the Department of Public Works and the Planning Division. 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 the work falls behind schedule. The applicant shall submit monthly updates of the schedule to the Department of Public Works and the Planning Division. All submitted schedules shall represent the work in detail and shall project the grading operations through completion.
 - e. In the case where a respective project is proposed and approved with no accompanying building permit, or at the discretion of the Community Development Director, no grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The applicant shall submit a letter to the Planning Division, at least two (2) weeks prior to commencement of grading, stating the date when grading will begin.

- f. Prior to the issuance of the grading permit, the applicant shall submit, to the Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation as it deems necessary.
 - g. At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Ordinance. Additionally, at the completion of work, the engineer who prepared the approved grading plan shall submit a signed "as-graded" grading plan conforming to the requirements of Section 8606.6 of the Grading Ordinance.
 - h. Pursuant to Section 8604.11 of the Grading Ordinance, where applicable, a security in an amount to be determined by the Department of Public Works, shall be deposited in a Department of Public Works Road Escrow Account. This deposit will be used to offset costs incurred by the County resulting from the grading operations. The unused balance of the security will be released only upon the satisfactory completion of the work and acceptance of the work by the County of San Mateo.
3. The applicant shall submit a dust control plan to the Planning Division for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:
- a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
 - e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
 - f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - j. Replant vegetation in disturbed areas as quickly as possible.
4. Prior to the issuance of any grading or excavation permits, the applicant shall submit a Phase I Environmental site survey for the review and approval of the County Planning and Engineering Divisions. This site survey shall investigate whether any hazardous materials are located on the site, and if so, provide measures to clean up and remove these materials from the site prior to commencement of construction activities.

5. Prior to building permit issuance, the applicant shall submit a detailed noise study for the County Building Inspection Section's review and approval. This noise study shall evaluate current and projected noise levels in the project vicinity, and outline measures to be taken to ensure that the noise levels on the project site do not exceed the acceptable levels outlined by the County Noise Ordinance.
6. All grading and construction activities associated with any of the project shall be limited to 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 activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed 80-dBA level at any one moment.
7. The applicant shall submit an on-site drainage plan, as prepared by their civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan shall show, in all respective cases, the necessary mechanisms to contain all water runoff generated by on-site impervious surfaces and shall include facilities to minimize the amount and pollutants of stormwater runoff through on-site percolation and filtering facilities.
8. Prior to the issuance of a building permit the applicant shall submit plans that include the extension of the landscaped median located between 5th Avenue and the frontage road in front of the proposed project. This extension shall be a continuation of the existing median and will extend 12 feet or the distance required to block access to the driveway from 5th Avenue. The plan shall be submitted to the Planning Division for review and prior to the issuance of a building permit.

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.

X _____ 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.

(Sign) Mike Schaller

Senior Planner
(Title)

Date

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-EI 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
 - Review Procedures for CDBG Programs 24 CFR Part 58
 - NEPA 24 CFR 1500-1508
 - Protection of Historic and Cultural Properties 36 CFR Part 800
 - National Register of Historic Places
 - Floodplain Management Executive Order 11988
 - Protection of Wetlands Executive Order 11990
 - Endangered and Threatened Species
 - Noise Abatement and Control 24 CFR Part 51B
 - Explosive and Flammable Operations 24 CFR 51C
 - Toxic Chemicals/Radioactive Materials HUD 79-33
 - Airport Clear Zones and APZ 24 CFR 51D
 - State
 - Ambient Air Quality Standards Article 4, Section 1092
 - Noise Insulation Standards
- S. Consultation with Departments and Agencies:
 - a. County Health Department
 - b. City Fire Department
 - c. California Department of Forestry
 - d. Department of Public Works
 - e. Disaster Preparedness Office
 - f. Other

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 2005-00250
Waverly Palms Major Subdivision

PROJECT DESCRIPTION

The applicant proposes a 10-unit major subdivision in preparation for the construction of ten (10) three-story attached town homes. The existing property has an area of 17,996 square feet. The 10 new residential lots will be between 1,175 and 1,357 square feet in size, with a common area of 5,852.5 square feet. The town homes will be between 2,178 and 4,332 square feet in size, each with an attached 380-square-foot, two-car garage.

The proposal requires a Major Subdivision to merge the three existing parcels at the site and subdivide them into ten (10) residential parcels for ten town home units and one (1) parcel of common area. The proposal also requires approval of a Planned Unit Development (PUD) permit to allow for the development of parcel sizes smaller than that allowed under the regulations for this zoning district. The request for a PUD permit also triggers the requirement for an Initial Study as outlined by the California Environmental Quality Act (CEQA).

SITE DESCRIPTION

The property is located in a neighborhood commercial district that runs along 5th Avenue and is adjacent to a residential district. It is located at the intersection of 5th Avenue and Waverly Avenue in the unincorporated area of San Mateo County within Redwood City's sphere of influence. The property is covered by existing structures and paving, so no vegetation would be altered or removed, and no uses are currently operating at the site.

ANSWERS TO QUESTIONS

1. LAND SUITABILITY AND GEOLOGY

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

Yes, Significant Unless Mitigated. The project will involve a significant amount of grading to construct the access improvements and create suitable building pads for the proposed buildings. Soil disturbance in such a large quantity poses the potential for erosion to occur if it should rain during construction. To address the potentially significant impact of erosion, the following mitigation measure is required:

ANSWERS TO QUESTIONS

File No. PLN 2005-00250

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Mitigation Measure 1: Prior to the beginning of any 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 and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Storm Water Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- (1) Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- (2) Minimize the area of bare soil exposed at one time (phased grading).
- (3) Clear only areas essential for construction.
- (4) Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative BMPs, such as mulching or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- (5) Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- (6) Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- (7) Soil and/or other construction-related material stockpiled on site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- (8) Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- (9) Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

ANSWERS TO QUESTIONS

File No. PLN 2005-00250

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- (10) Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- (11) Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
- (12) Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- (13) Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

3. PHYSICAL RESOURCES

b. Will (or could) this project involve grading in excess of 150 cubic yards?

Yes, Significant Unless Mitigated. Approximately 1,215 cubic yards of grading and excavation will take place on the site for the creation of the 18-percent grade driveway and partially below grade garages. Grading of any significant amount has the potential for erosion and slippage if not engineered correctly and implemented as approved by the County Department of Public Works. Since the project involves approximately 1,215 cubic yards of grading, the work will require a permit by the State Regional Water Quality Control Board. The following mitigation measure is recommended:

Mitigation Measure 2: No grading for the project shall commence until the applicant has applied for and been issued a grading permit by the Planning Division, whereby the following provisions shall apply:

- (1) All grading shall be according to the plans prepared by a registered civil engineer. Revisions to the approved grading plan shall be prepared and signed by the engineer, and shall be submitted to the Department of Public Works and the Planning Division for concurrence prior to commencing any work pursuant to the proposed revisions.
- (2) Erosion and sediment control during the course of this grading work shall be according to a plan prepared and signed by the engineer of record, and

ANSWERS TO QUESTIONS

File No. PLN 2005-00250

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approved by the Department of Public Works and the Planning Division. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.

- (3) The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 8606.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 8606.5 of the Grading Ordinance.
- (4) No grading shall commence until a schedule of all grading operations has been submitted to and reviewed and approved by the Department of Public Works and the Planning Division. 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 the work falls behind schedule. The applicant shall submit monthly updates of the schedule to the Department of Public Works and the Planning Division. All submitted schedules shall represent the work in detail and shall project the grading operations through completion.
- (5) In the case where a respective project is proposed and approved with no accompanying building permit, or at the discretion of the Community Development Director, no grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The applicant shall submit a letter to the Planning Division, at least two (2) weeks prior to commencement of grading, stating the date when grading will begin.
- (6) Prior to the issuance of the grading permit, the applicant shall submit, to the Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation as it deems necessary.
- (7) At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, as

conditioned, and the Grading Ordinance. Additionally, at the completion of work, the engineer who prepared the approved grading plan shall submit a signed "as-graded" grading plan conforming to the requirements of Section 8606.6 of the Grading Ordinance.

- (8) Pursuant to Section 8604.11 of the Grading Ordinance, where applicable, a security in an amount to be determined by the Department of Public Works, shall be deposited in a Department of Public Works Road Escrow Account. This deposit will be used to offset costs incurred by the County resulting from the grading operations. The unused balance of the security will be released only upon the satisfactory completion of the work and acceptance of the work by the County of San Mateo.

4. AIR QUALITY, WATER QUALITY, SONIC

- a. Will (or could) this project 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?**

Yes, Significant Unless Mitigated. The project would be expected to generate dust during the grading and construction phases. This would be a potentially significant impact that would be mitigated by the following measure:

Mitigation Measure 3: The applicant shall submit a dust control plan to the Planning Division for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

- (1) Water all active construction areas at least twice daily.
- (2) Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- (3) Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- (4) Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- (5) Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.

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- (6) Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- (7) Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- (8) Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- (9) Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- (10) Replant vegetation in disturbed areas as quickly as possible.

d. Will (or could) this project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?

Yes, Significant Unless Mitigated. Small amounts of hazardous materials would be used in the construction and none during normal operation of the new residential units. If those hazardous materials used during construction are used following the manufacturer's specifications, no impact would be expected. However, it is unknown at this time whether there are any hazardous materials present in the soil at this site. In order to mitigate this potentially significant impact, the following measure is provided:

Mitigation Measure 4: Prior to the issuance of any grading or excavation permits, the applicant shall submit a Phase I Environmental site survey for the review and approval of the County Planning and Engineering Divisions. This site survey shall investigate whether any hazardous materials are located on the site, and if so, provide measures to clean up and remove these materials from the site prior to commencement of construction activities.

e. Will (or could) this project be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?

Yes, Significant Unless Mitigated. The proposed residential uses could be subject to excessive noise levels from the vehicular traffic on 5th Avenue. The following mitigation measure is proposed to reduce this impact to a less than significant level:

Mitigation Measure 5: Prior to building permit issuance, the applicant shall submit a detailed noise study for the County Building Inspection Section's review and approval. This noise study shall evaluate current and projected noise levels in the

project vicinity, and outline measures to be taken to ensure that the noise levels on the project site do not exceed the acceptable levels outlined by the County Noise Ordinance.

- 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. During project construction, excessive noise could be generated, particularly during grading and excavation activities. The following mitigation measure is proposed to reduce this impact to a less than significant level:

Mitigation Measure 6: All grading and construction activities associated with any of the project shall be limited to 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 activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed 80-dBA level at any one moment.

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

Yes, Significant Unless Mitigated. Since some excavation will be performed on the site, creating an 18-percent grade driveway and garages that are approximately 2.5 feet below adjacent natural grade, a detailed stormwater drainage plan will be required to ensure that flooding and ponding do not occur on the site, and that stormwater runoff is properly drained from the site. Staff believes that the following mitigation measures will address stormwater drainage impacts both during and after project construction:

Mitigation Measure 7: The applicant shall submit an on-site drainage plan, as prepared by their civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan shall show, in all respective cases, the necessary mechanisms to contain all water runoff generated by on-site impervious surfaces and shall include facilities to minimize the amount and pollutants of stormwater runoff through on-site percolation and filtering facilities.

5. TRANSPORTATION

- b. Will (or could) this project cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?**

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Yes, Not Significant. The construction of ten new residential town homes would be expected to generate increased pedestrian traffic from the new residents, but the number of new pedestrians generated would not be significant.

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

Yes, Not Significant. Access to the site will be from a single driveway curb cut located about halfway along the 5th Avenue frontage of the property. The driveway will slope downward onto the site at a slope of 18-percent to a depth of 2.5 feet below existing grade, and will provide access to all ten two-car garages for the ten residential units.

Vehicular access to the project site will be somewhat indirect, particularly for those traveling either east- or westbound on 5th Avenue. Beginning in front of the project site, the main segment of 5th Avenue begins to slope downward in preparation of passing beneath the Caltrain tracks to the east of the project site. A separate portion of 5th Avenue acts as a frontage road, and is a single-lane, one-way road traveling westbound, and does not slope downward towards the Caltrain under crossing. These two portions of 5th Avenue are separated by a large median that begins at the Caltrain under crossing and terminates at approximately the center of the proposed new driveway, where the elevations of 5th Avenue and the 5th Avenue frontage road reunite. Vehicles traveling either east- or westbound on the main portion of 5th Avenue will not be able to turn directly into the project site, for they will be blocked by the median. Only the 5th Avenue frontage road will provide access to the project site.

For vehicles traveling on the main portion of 5th Avenue, there would be two ways to enter the project site. For those traveling westbound, the vehicle will make a right turn at the intersection of 5th Avenue and Waverly Street, another right onto Columbia Avenue, a third right turn onto Glendale Avenue, and then a final right turn onto the 5th Avenue frontage road. For vehicles traveling eastbound on 5th Avenue, they will make a soft right turn onto the eastbound 5th Avenue frontage road just before the roadway starts to descend toward the Caltrain tracks, a left turn onto Glendale Avenue, and then a left turn onto the 5th Avenue frontage road. Though the route to the project site is not direct, staff believes that the route is reasonable.

When vehicles exit the project site, they would be forced to make a right turn onto the one-way portion of the 5th Avenue frontage road. For those vehicles wishing to travel eastbound on 5th Avenue, there is not enough space to travel to the far left lane to make a U turn, and so these vehicles would have to take a right on Waverly Street to circle around to the other side of 5th Avenue, or they would have to

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continue westbound on 5th Avenue until reaching El Camino Real before making a U-turn and returning east on 5th Avenue.

Through empirical research, data have been collected that correlate to common land uses their propensity for producing traffic. Thus, for the most common land uses there are standard trip generation rates that can be applied to help predict future traffic increases that would result from a new development. The magnitude of traffic generated by the proposed project was estimated by applying to the size of the development the applicable trip generation rates. On the basis of the trip generation rates published in the Institute of Transportation Engineers (ITE) manual entitled Trip Generation, seventh edition, 2003, it is estimated that the project would generate 59 daily trips more than the existing use, with 4 additional trips occurring during the AM peak hour, 5 occurring during the PM peak hour, and 5 occurring during the Saturday peak hour. Calculations are presented in Table 1 below. There would be no significant traffic impacts resulting from the project due to its small size. No mitigation is required.

Table 1: Traffic Generation									
Land Use	Rate ¹	Daily Rate ²	Daily Trips	AM Peak Hour		PM Peak Hour		Saturday Peak Hour	
				Peak-Hour Rate ²	Hourly Trips	Peak-Hour Rate ²	Hourly Trips	Peak-hour Rate ²	Hourly Trips
Townhouse	10 units	5.9	5.9	0.44	4	0.52	5	0.47	5

¹ Size expressed in dwelling units.

² Trip rates based on Institute of Transportation Engineers, *Trip Generation*, seventh edition, 2003. Residential Condominium/Townhouse (230).

e. Will (or could) this project result in or increase traffic hazards?

Yes, Significant Unless Mitigated. The location of the proposed driveway could present a driving hazard due to vehicles accessing the site. The primary concern is for those vehicles traveling southwest on 5th Avenue. A landscaped median divides the two-way traffic on 5th Avenue from the one-way traffic on the 5th Avenue frontage road. Due to the termination of this landscaped median at a location that provides a barrier across only half of the proposed driveway, there is a foreseeable danger of motorists attempting a right turn across the 5th Avenue frontage road into the proposed driveway. There also exists the possibility of motorists traveling northeast on 5th Avenue attempting a left turn across traffic and into the proposed driveway, though that possibility is considered less likely. The following mitigation measure is required to reduce the potential impact of traffic hazards to a less than significant level.

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Mitigation Measure 8: Prior to the issuance of a building permit the applicant shall submit plans that include the extension of the landscaped median located between 5th Avenue and the frontage road in front of the proposed project. This extension shall be a continuation of the existing median and will extend 12 feet or the distance required to block access to the driveway from 5th Avenue. The plan shall be submitted to the Planning Division for review and prior to the issuance of a building permit.

- g. Will (or could) this project generate traffic that will adversely affect the traffic carrying capacity of any roadway?**

Yes, Not Significant. As discussed in the response to question 4.c., above, the proposal would involve a minimal increase in traffic generation, which would be insufficient to adversely affect the carrying capacity of any roadways.

6. LAND USE AND GENERAL PLANS

- d. Will (or could) this project result in any changes in land use, either on or off the project site?**

Yes, Not Significant. The project site is currently developed with commercial uses, though these commercial facilities have been vacant for some time. The proposal would change the land use on the site to residential. This change in use would not be a significant impact, as the lands adjacent to the project site are also in residential use.

- k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?**

Yes, Not Significant. The proposal will involve the conversion of a vacant commercial site into a residential development of ten town homes. Though the proposal requires a General Plan Amendment and rezoning to a Planned Unit Development, this is not considered a significant impact, particularly since the site is adjacent to other residential development. As such, the project would be expected to mesh well with existing development.

- l. Involve a change of zoning?**

Yes, Not Significant. See Question 4.k above.

ORDINANCE NO. _____

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

* * * * *

**AN ORDINANCE 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 NO. 133 (PUD-133)
DISTRICT REGULATIONS, AFFECTING ONE PROPERTY 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. 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 No. 133 (PUD-133) Zoning District Regulations, applicable to Assessor's Parcel Numbers 060-265-050, 060-265-060, and 060-265-070 (101 Fifth Avenue).

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 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 NO. 133 (PUD-133) ZONING DISTRICT REGULATIONS ON A SINGLE PROPERTY 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. The San Mateo County Ordinance, Division VI, Part One, Zoning Maps, Appendix A (Special Districts and Planned Unit Developments) is hereby amended to establish and enact the Planned Unit Development No. 133 (PUD-133) to read as follows:

PUD-133. PLANNED UNIT DEVELOPMENT SECTIONS

1. PURPOSE
2. DEVELOPMENT PLAN
3. RESTRICTION TO PERMITTED USES
4. HEIGHT
5. SETBACKS
6. LOT COVERAGE
7. FLOOR AREA
8. MAINTENANCE OF LANDSCAPING
9. RESTRICTION OF OUTDOOR LIGHTING
10. MAINTENANCE OF MINIMUM PARKING PROVISIONS

SECTION 1. PURPOSE. The following PUD-133 regulations shall govern the land use and development of a multiple-family residential development (described

below) on an 18,000 sq. ft. property (Assessor's Parcel Numbers 060-265-050, 060-265-060, and 060-265-070) located at 101 Fifth 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 2. DEVELOPMENT PLAN. All development shall conform to the development plans (County File Number PLN 2005-00250) for the subject property as recommended for approval by the Planning Commission on November 8, 2006, and by the Board of Supervisors on January 23, 2007, and on file in the office of the County Planning Department. Those plans include the following specific elements:

- (a) The creation of 11 parcels:

LOT SIZE			
Lot 1	1,356.61 sq. ft.	Lot 6	1,175 sq. ft.
Lot 2	1,180 sq. ft.	Lot 7	1,180 sq. ft.
Lot 3	1,180 sq. ft.	Lot 8	1,180 sq. ft.
Lot 4	1,180 sq. ft.	Lot 9	1,180 sq. ft.
Lot 5	1,175 sq. ft.	Lot 10	1,356.61 sq. ft.
Lot 11 (Common Lot)		5,852.52 sq. ft.	

- (b) Construction of ten single-family townhouse-style dwellings on each new parcel with the following floor area sizes:

FLOOR AREA (includes garage)			
Lot 1	2,773 sq. ft.	Lot 6	2,390 sq. ft.
Lot 2	2,400 sq. ft.	Lot 7	2,400 sq. ft.
Lot 3	2,400 sq. ft.	Lot 8	2,400 sq. ft.
Lot 4	2,400 sq. ft.	Lot 9	2,400 sq. ft.
Lot 5	2,390 sq. ft.	Lot 10	2,773 sq. ft.

- (c) Construction of an access driveway.
- (d) The provision of all new and approved landscaping.
- (e) The provision and maintenance of all access driveway 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 Community Development Director. The Community Development Director shall make any necessary determination of conformity with the plan.

SECTION 3. RESTRICTION TO PERMITTED USES. Only the following uses shall be allowed: single-family residential. No secondary dwelling units are allowed within these approved single-family dwelling units.

SECTION 4. HEIGHT. Heights of all the buildings shall conform to those shown in the approved plans.

SECTION 5. SETBACKS. The minimum setbacks of all the buildings shall conform to those shown in the approved plans or as modified by conditions of approval.

SECTION 6. LOT COVERAGE. The maximum lot coverage for all buildings shall comply with that shown on the approved plans or as modified by conditions of approval.

SECTION 7. FLOOR AREA. The maximum floor area for all floors of all buildings shall comply with that shown on the approved plans or as modified by conditions of approval.

SECTION 8. MAINTENANCE OF LANDSCAPING. All landscaping (i.e., trees, shrubs, flowers, groundcover) as required by the conditions of approval for this project shall be maintained in a healthy condition. Any dead or dying landscaping elements shall be replaced in like kind immediately.

SECTION 9. RESTRICTION OF OUTDOOR LIGHTING. Outdoor lighting (i.e., number, location and type of fixtures) shall be restricted to that on the approved plans or as modified by conditions of approval. All light glare shall be contained to the subject parcel and shall not project onto or at any adjacent residential use.

SECTION 10. MAINTENANCE OF MINIMUM PARKING PROVISIONS. Parking provisions for a minimum of 20 enclosed parking spaces (two per unit), and the minimum 24-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 (e.g., storage, etc.). The internal backup area and access 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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RESOLUTION NO. _____

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

* * * * *

**RESOLUTION AMENDING THE SAN MATEO COUNTY GENERAL PLAN
LAND USE MAP AFFECTING THREE PARCELS ON FIFTH AVENUE
IN THE UNINCORPORATED NORTH FAIR OAKS AREA**

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

WHEREAS, in 1986, the Board of Supervisors adopted the County General Plan, which included the Land Use Designations: "Neighborhood Commercial" and "High Density Residential"; and

WHEREAS, an application has been submitted for approval of a subdivision of three legal parcels totaling 18,000 sq. ft. into 10 parcels located at 101 Fifth Avenue in the unincorporated North Fair Oaks area on lands which have been designated Neighborhood Commercial; and

WHEREAS, in order to approve the subdivision as submitted, it is necessary to amend the General Plan Land Use Map to change the land use designation of the subject parcels from Neighborhood Commercial to High Density Residential; and

WHEREAS, changing the General Plan Land Use designation from Neighborhood Commercial to High Density Residential for these lands is appropriate in order to facilitate a more efficient use of the site. The project complies with the locational criteria for High Density Residential areas, i.e., next to existing medium high-density areas; along transportation corridors; adjacent to or in conjunction with commercial land uses; near employment centers; next to public services and facilities; on large vacant parcels on the edge or outside of single-family neighborhoods; not

within areas of high perceived noise levels. There are existing apartment complexes immediately adjacent to the project site to the east and west. The change in land use designation would not be incompatible or out of character with the surrounding neighborhood; and

WHEREAS, the project complies with General Plan Policy 8.2(d) (*Land Use Objectives for Urban Communities*), that encourages the provision of a substantial amount of housing opportunities in unincorporated areas; and

WHEREAS, on November 8, 2006, the San Mateo County Planning Commission held public hearings to consider the amendment described above; and

WHEREAS, on January 23, 2007, the San Mateo County Board of Supervisors held a public hearing to consider the amendment described above.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors hereby amends the County General Plan Land Use Map as shown on the attached map labeled Exhibit A.

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