

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit File Number: PLN 2004-00273

Board Meeting Date: February 5, 2008

Prepared By: Matt Seubert

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS

Regarding the Negative Declaration, Find:

1. That this Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the mitigation measures identified in the Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Planned Unit Development Zoning Amendment, Find:

5. That the proposed zoning of the area would be in harmony with said plan, and would not be in conflict with the County Master Plan (i.e., 1986 General Plan), or with any current land use plan for a sub-area of the County previously adopted by the Commission, and that the specific PUD District under consideration, as discussed in Section A.3 of the staff report:
 - a. Is a desirable guide for the future growth of the subject area of the County.
 - b. Will not be detrimental to the character, social and economic stability of the subject area and its environs, and will assure the orderly and beneficial development of such areas.

- c. Will be in harmony with the zoning in adjoining unincorporated areas.
 - d. Will obviate the menace to the public safety resulting from land uses proposed adjacent to highways in the County, and will not cause undue interference with existing or prospective traffic movements on said highways.
 - e. Will provide adequate light, air, privacy and convenience of access to the subject property and further, that said property shall not be made subject to unusual or undue risk from fire, inundation, or other dangers.
 - f. Will not result in overcrowding of the land or undue congestion of population.
6. Regarding the Adoption of the Ordinances Rezoning the Parcel to PUD 132 and Enacting the PUD 132 Regulations, Find:

That the adoption of the PUD zoning is necessary for this project as the applicant is proposing a type of development for which the County does not currently have a zoning designation, as discussed in Section A.3 of the staff report.

Regarding the Subdivision, Find:

- 7. That, in accordance with Section 66473.5 of the State Subdivision Map Act, this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan, as discussed in Sections A.3 and A.4 of the staff report.
- 8. That the site is physically suitable for the type and proposed density of development.
- 9. That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.
- 10. That the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- 11. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

Regarding the Exceptions to Subdivision Design Requirements, Find:

- 12. That there are special circumstances or conditions affecting the property, or the exception is necessary for the preservation and enjoyment of substantial property rights of the owner/subdivider, as discussed in Section A.5 of the staff report.

13. That the exception is appropriate for the proper design and/or function of the subdivision.
14. That the granting of the exception will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area in which the property is situated.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal and plans in this report and submitted to and approved by the Board of Supervisors. Minor adjustments to the project in the course of applying for building permits may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This subdivision approval is valid for two years, during which time a final map shall be filed. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Current Planning Section upon written request and payment of any applicable extension fees if required, 60 days prior to expiration.
3. Prior to the beginning of any earth moving, demolition, or construction activities, the applicant shall submit to the Current Planning Section for review and approval an erosion, sediment and stormwater pollution prevention 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 Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
 - b. 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.
 - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
 - d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

The approved erosion and sediment control plan and stormwater pollution prevention plan shall be implemented prior to the commencement of operations.

4. 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.
5. All new power and utility lines, from the street or nearest existing utility pole to the main building and/or any other structure on the property, shall be placed underground. No new poles may be installed.
6. Prior to the issuance of a building permit, the applicant shall submit color and material samples of the proposed project for approval by the Community Development Director. The approved colors shall be verified by the Building Inspection Section prior to a final building permit inspection.
7. Prior to recordation of the final map, the applicant shall pay to the San Mateo County Planning and Building Department \$35,158 for in-lieu park fees as required by County Subdivision Regulations, Section 7055.3.
8. Planning and building permits shall be applied for and obtained from the Planning and Building Department for any future construction on the parcels created as a result of the recordation of the final map for this project.
9. All future structures to be built on the project site shall be designed to incorporate permanent stormwater control measures (such as using permeable surfaces for driveways and walkways, and building downspouts connected to drywell systems) in conformance with the County Drainage Policy, National Pollution Discharge Elimination System (NPDES) Permit and BAASMA Guidelines. For structures approved under this subdivision approval, all measures shall be included in the applicant's improvement plans subject to the approval of the Director of Public Works or his designee as described in Condition of Approval Nos. 33 and following. For future structures to be built on the individual parcels, prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Current Planning Section for conformance with this condition. These improvement plans must be approved by the Director of Public Works before the applicant can sign an agreement, post a bond and record a map. The measures shall comply with standards in effect at the time of their submittal for approval.

Future development of any and all parcels resulting from the approved subdivision must comply with these requirements. The applicant shall note the requirement in the deeds for each parcel, copies of which shall be provided to the Current Planning Section, and shall disclose the requirement to any potential buyer(s).

Each parcel shall be tagged by the Current Planning Section with this requirement, and no permits shall be issued for any development of the parcel(s) until this requirement is met.

10. Prior to the issuance of a building permit for new construction on the project site, the applicant shall submit a landscape plan to the Current Planning Section for review and approval. Said plan shall be prepared by a licensed landscape architect and include irrigation details. Said landscaping plan shall be installed prior to the issuance of a Certificate of Occupancy for the last house resulting from this project. All installed landscaping shall be maintained. The covenants, conditions and restrictions, as required by Condition of Approval No. 11 below, shall indicate that individual owners and/or the homeowners association shall maintain the landscaping.
11. Prior to the recordation of the final map, the applicant shall submit for review and approval by the Current Planning Section "Covenants, Conditions and Restrictions." Once approved, said document shall be recorded with the final map and become binding upon all parcels created by this project. This document shall expressly address maintenance of common areas, landscaping, stormwater treatment/control devices and structures such as the access driveway and roofs.

INCLUSIONARY HOUSING REQUIREMENTS

12. One inclusionary 4-bedroom unit is required and shall be constructed and completed concurrently with the other units of this development.
13. The lot on which the inclusionary unit shall be constructed shall be clearly identified on the final map. It shall be for one of the 4-bedroom units.
14. The inclusionary unit shall be offered at a sale price that is considered affordable for a moderate-income household. This price shall be set by the Planning and Building Department at the time the Certificate of Occupancy is issued for the unit and shall take into account interest rates at that time. The Planning and Building Department will provide an Inclusionary Unit Pricing Guideline to the applicant.

Assurance of Continued Affordability: Resale Controls

15. In accordance with the County's Inclusionary Housing Ordinance, the applicant shall execute an agreement and/or appropriate instrument with the County Board of Supervisors, and record a deed restriction to the satisfaction of the Current Planning Section, binding current and future owners of the inclusionary unit to comply with income controls for affordable housing. This shall take place before the final Certificate of Occupancy for the market rate units is issued.
16. Said deed restriction shall limit future sales of the inclusionary unit to:

- a. The original purchase price plus:
 - (1) A percentage increase defined in the original deed from the developer to the first eligible homebuyer,
 - (2) The amount of any substantial capital improvement expenditures greater than one percent of the original purchase price,
 - (3) Minus any costs necessary to bring the unit into conformity with County Building Regulations, in the event that the occupant has allowed the unit to deteriorate due to deferred maintenance; or
 - b. The fair market value, whichever is less.
17. The deed restriction, recorded as part of the grant deed to the first eligible homebuyer, will contain provisions which provide the County with a first right to either purchase the unit at the contract price or assign the County's first right to an eligible buyer. Such restrictions shall include provisions that, should the County fail to exercise its first right to purchase, the seller is required to sell the unit at the defined "affordable sales price" to an eligible buyer selected by the seller. The seller shall not levy or charge any additional fees nor shall any "finders fee" or other monetary consideration be charged other than customary real estate commissions and closing costs.
 18. The applicant shall incorporate, as a part of the grant deed conveying title of the inclusionary unit, a declaration of restrictions, stating the restrictions imposed by this chapter including, but not limited to, all applicable resale controls and occupancy restrictions. The terms of the restrictions shall specifically assign to the County all of the sellers' rights to enforce the declaration of restrictions in the manner provided by law. The County or its designee shall monitor resales of this unit, for purposes of preventing any abuse or violation of sale or resale controls. Unless otherwise agreed to by the County, the restrictions shall last no less than 55 years. The determination of the term of affordability by the County may be impacted as necessary to facilitate the use of Federal or State affordable housing financing programs.

Buyer Certification and Selection

19. This inclusionary unit shall only be sold to a household that qualifies as extremely low, very low, low-income, or moderate-income, as defined by Section 7910 of the County Ordinance Code. Buyers eligible to purchase inclusionary units will be selected by the developer in accordance with a marketing program approved, in advance, by the County. The marketing program shall set forth an equitable selection process to be used for the marketing of the inclusionary unit.

20. Selection criteria may include, but not be limited to, household income and assets, household size, and the size of the inclusionary unit. In addition, priority may be given, first, to current residents of San Mateo County, and second, to persons employed in San Mateo County.

Monitoring Fee

21. At the time of resale, or whenever the County exercises its option to purchase any ownership of the inclusionary unit, the current owner shall pay a monitoring fee to the County. The amount of the fee shall be set by resolution of the Board of Supervisors, and may be adjusted periodically as necessary to cover the County's costs to monitor resale of inclusionary units.

In-Lieu Fee

22. Alternatively, if the applicant does not wish to provide an inclusionary housing unit within this project, then the applicant shall pay an in-lieu fee of \$200,874. Said fee shall be paid to the San Mateo County Planning and Building Department, prior to the issuance of the first building permit for this development.

Department of Public Works

23. Prior to the issuance of the building permit, the applicant will be required to submit to the Department of Public Works a complete set of improvement plans including all provisions for roadways, driveways, utilities, storm drainage, stormwater treatment, all in accordance with the County Subdivision Regulations, County Standard Details, County Drainage Policy and NPDES Permit. Improvement plans must be accompanied by a plan review deposit in the amount of \$1,000 made payable to the County of San Mateo Department of Public Works. Upon the Department of Public Works' approval of the improvement plans, the applicant will be required to execute a Subdivision Improvement Agreement and post securities with the Department of Public Works as follows:
 - a. Faithful Performance – 100% on the estimated cost of constructing the improvements; and
 - b. Labor and Materials – 50% of the estimated cost of constructing the improvements.
24. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision in compliance with the County drainage policy. The drainage analysis shall be submitted to the Department of Public Works for review and approval with the improvement plans. The drainage analysis shall consist of a written narrative, calculations and a plan, and shall include a map indicating the drainage basin included in the analysis. The drainage basin map shall be of sufficient scale to accurately depict the direction of stormwater runoff

within, onto and off the project site. The flow of the stormwater onto, over, and off the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.

25. The improvement plans shall include the proposed method of sewerage for these properties. The sewer plans shall be reviewed by the Fair Oaks Sewer Maintenance District. The applicant shall pay a connection fee and a sewer inspection permit fee, prior to obtaining an encroachment permit to commence any work in the public right-of-way. The fee amounts shall be as determined by the Fair Oaks Sewer Maintenance District in accordance with adopted fee schedules.
26. The applicant shall deposit the amount of \$5,000 with the Department of Public Works to offset the cost of inspections. Should the \$5,000 deposit be insufficient to offset the cost of inspections, the applicant shall supplement the deposit upon notification from the Department of Public Works. Any unused balance remaining at final acceptance of the subdivision improvement work shall be refunded to the applicant.
27. All plans, details, calculations and narratives required for subdivision improvements shall be stamped and signed by the registered civil engineer and submitted to the Department of Public Works for review and approval.
28. Any requests for changes to the approved improvement plans must be submitted in writing to the Director of Public Works, accompanied by a narrative explanation of the reason(s) for the change and engineered drawings showing the proposed revisions. If the revision is acceptable to the Director of Public Works, the original plans may be revised by the subdivider to reflect the approved change. Construction will not be permitted to continue until the revision has been approved, the original plans revised, and revised copies returned to the Director of Public Works.
29. Pursuant to Section 8604.11 of the Grading Ordinance, a security in the amount of \$5,000.00 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.

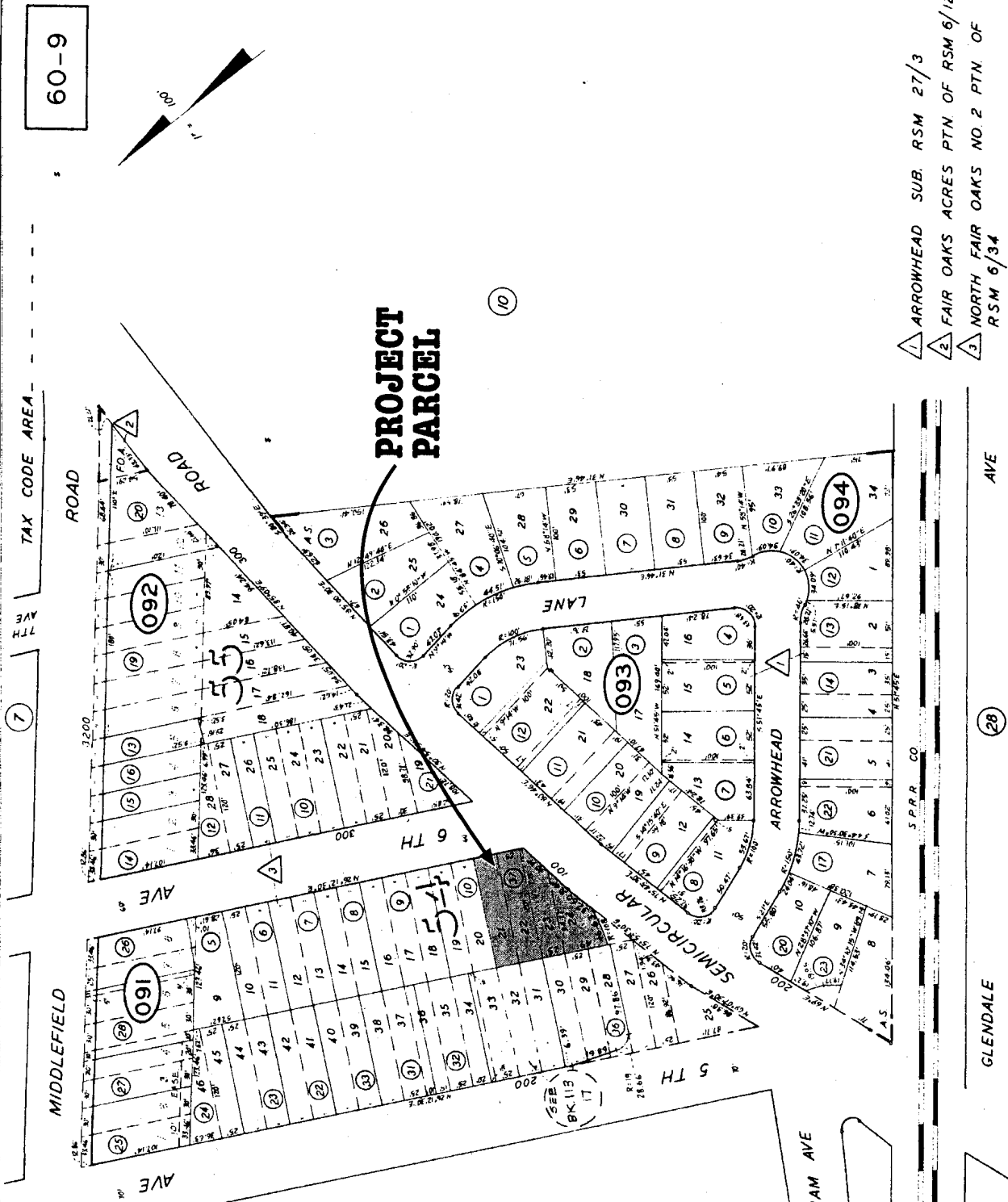
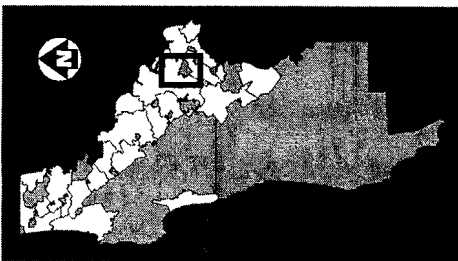
30. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" in the amount of \$12,321.40 based on the square footage (assessable space) of the proposed buildings per Ordinance #3277.
31. No proposed construction work within the County right-of-way shall begin until the Department of Public Works has issued an encroachment permit.
32. The applicant shall record documents that address future maintenance responsibilities of any private drainage and/or roadway facilities that may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works and County Counsel for review.
33. The final map shall include an offer of dedication of any public utility easements, including sanitary sewer easements for any portion of the sewer main that lies outside of existing public sanitary sewer easements, if applicable.
34. The applicant shall submit with the improvement plans written certification from the appropriate water district stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
35. Any potable water system work required by the appropriate district within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.
36. The applicant shall submit with the improvement plans written certification from the appropriate energy and communication utilities to the Department of Public Works and the Current Planning Section stating that they will provide energy and communication services to the proposed parcels of this subdivision.
37. "As-built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work on subdivision improvements. The "as-built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
38. The applicant shall submit a final map and all other necessary documents to the Department of Public Works for review and recording in conformance with all requirements in the San Mateo County Subdivision Regulations.

Menlo Park Fire District

39. Fire apparatus roadways (public or private streets or roads, and in some instances driveways used for vehicle access) shall have a minimum unobstructed width of 20 feet (6 m) and an unobstructed vertical clearance of not less than 13 feet 6 inches

(4 m). Streets under 36 feet (11 m) shall have red curbs and be posted with signs or red curbs and stenciled on one side and under 28 feet (8.5 m) on both sides of the street. Stencil and signs shall read as follows: "NO STOPPING FIRE LANE – CVC 22500.1" (CFC, 2001, Sec. 902.2.2.1).

40. Fire apparatus roadways (public or private streets or roads used for vehicles access) shall be installed and fire hydrants in service prior to commencement of framing: PRIOR TO COMMENCEMENT OF FRAMING, CONTACT THE MENLO PARK FIRE PROTECTION DISTRICT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS (CFC, 2001, Sec. 8704).
41. Prior to the issuance of a building permit, submit two full sets of building plans to the Menlo Park Fire Protection District for review and approval (CBC, 2001, Sec. 1).
42. A minimum of two sets of plans, specifications, equipment lists and calculations for the required fire sprinkler system shall be submitted to the Menlo Park Fire Protection District for review and approval prior to installation. A separate plan review fee will be collected upon review of these plans (CFC, 2001, Sec. 103, Sec. 103.3.2.4, and Sec. 103.3.2.5).
43. Fire hydrant location shall not exceed 150 feet to the last dwelling unit. Existing fire hydrant location not shown on the plans.
44. San Mateo County Ordinance requires fire sprinklers to be installed in all units: a 13-D sprinkler system with attic and garage coverage.
45. All units shall have an address that is posted and visible from the street or road fronting, a minimum of a 1/2-inch stroke wide by 2 1/2 inches high. For this project, a monument may be required.



- 1 ARROWHEAD SUB. RSM 27/3
- 2 FAIR OAKS ACRES PTN OF RSM 6/12
- 3 NORTH FAIR OAKS NO.2 PTN. OF RSM 6/34

San Mateo County Board of Supervisors' Meeting

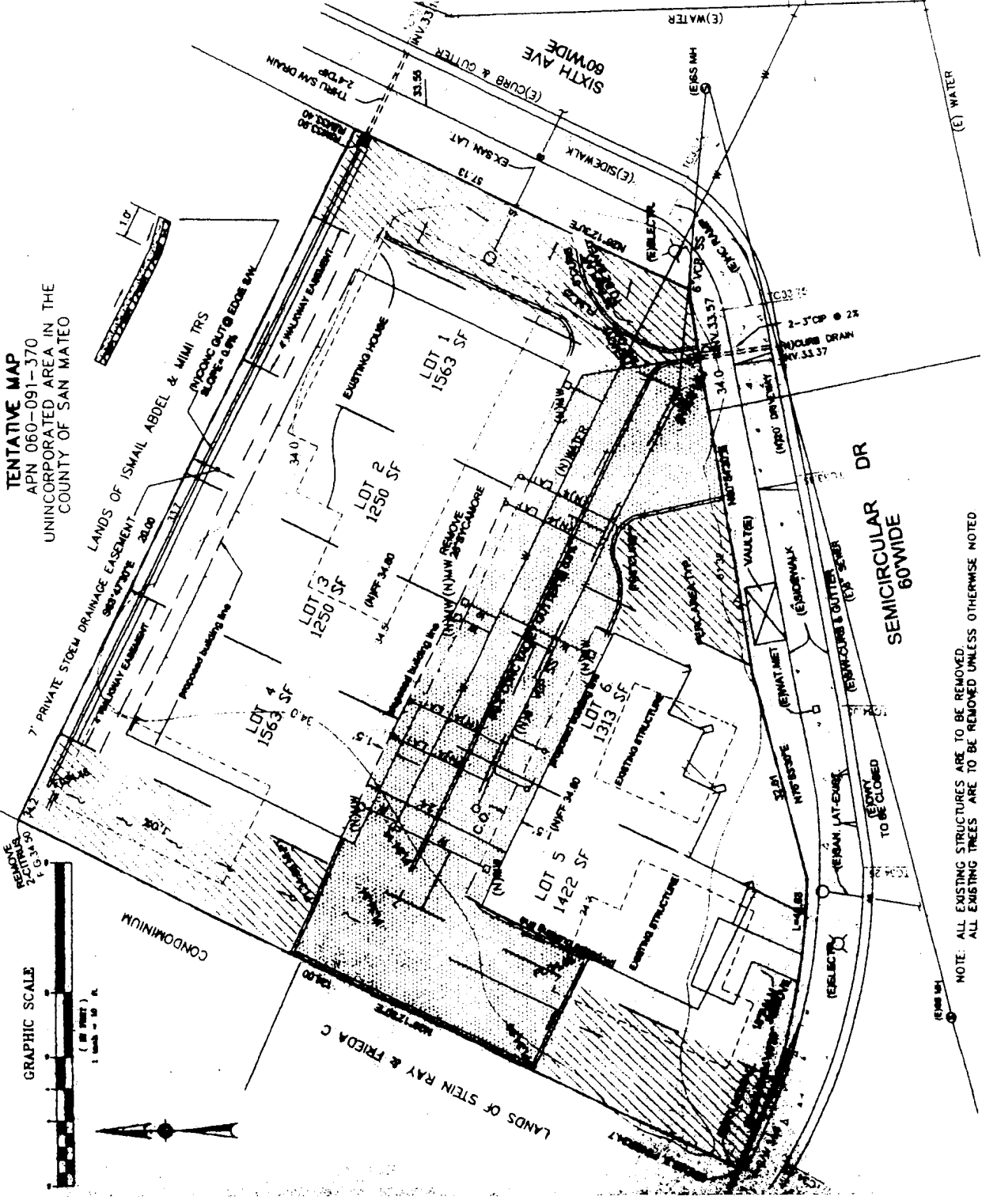
Applicant: **VINCENT LIU**

File Numbers: **PLN 2004-00273**

Attachment: **B**

027

TENTATIVE MAP
 APN 060-091-370
 UNINCORPORATED AREA IN THE
 COUNTY OF SAN MATEO



820

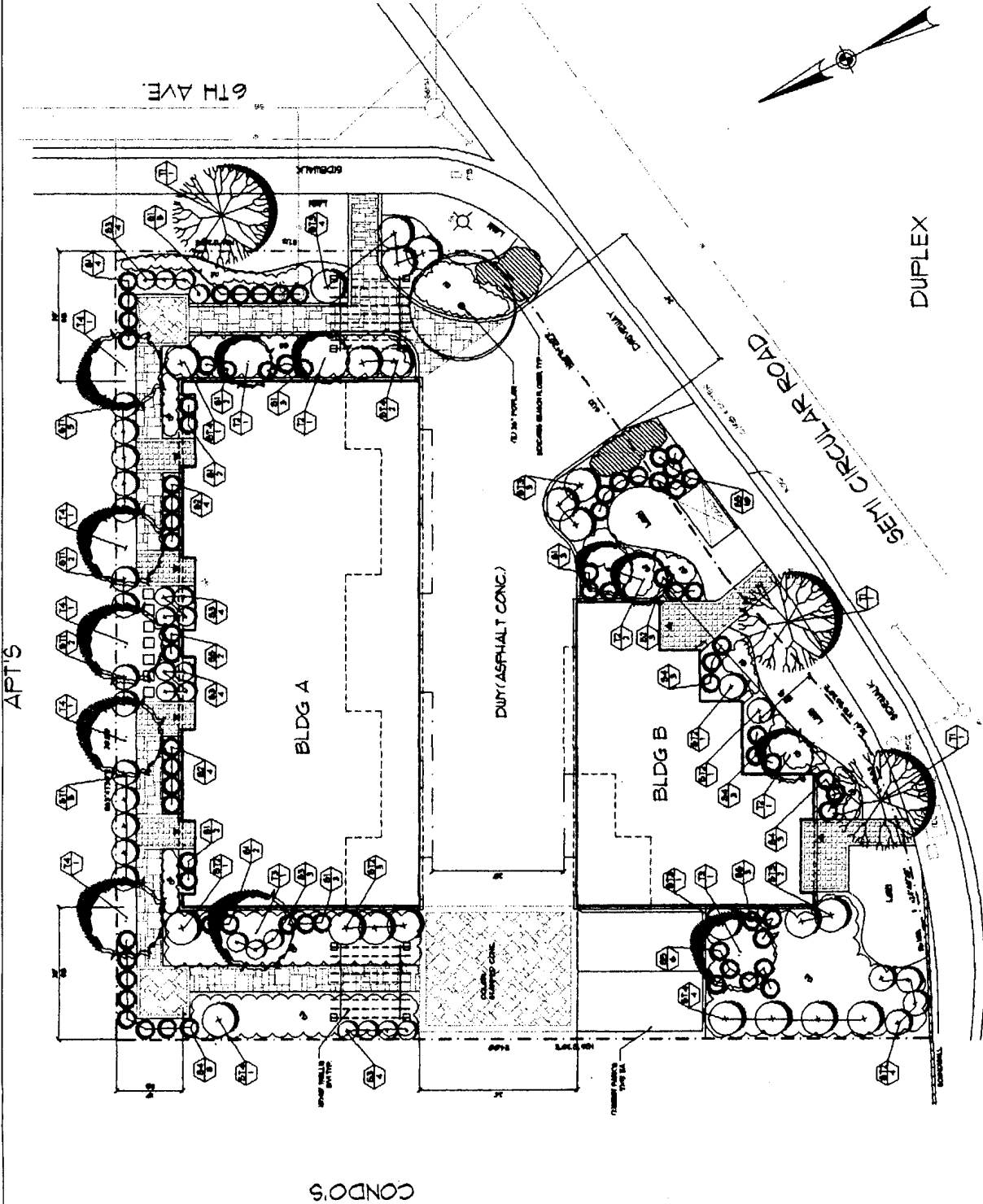
NOTE: ALL EXISTING STRUCTURES ARE TO BE REMOVED.
 ALL EXISTING TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED

San Mateo County Board of Supervisors' Meeting

Applicant: **VINCENT LIU**

File Numbers: **PLN 2004-00273**

Attachment: **C**



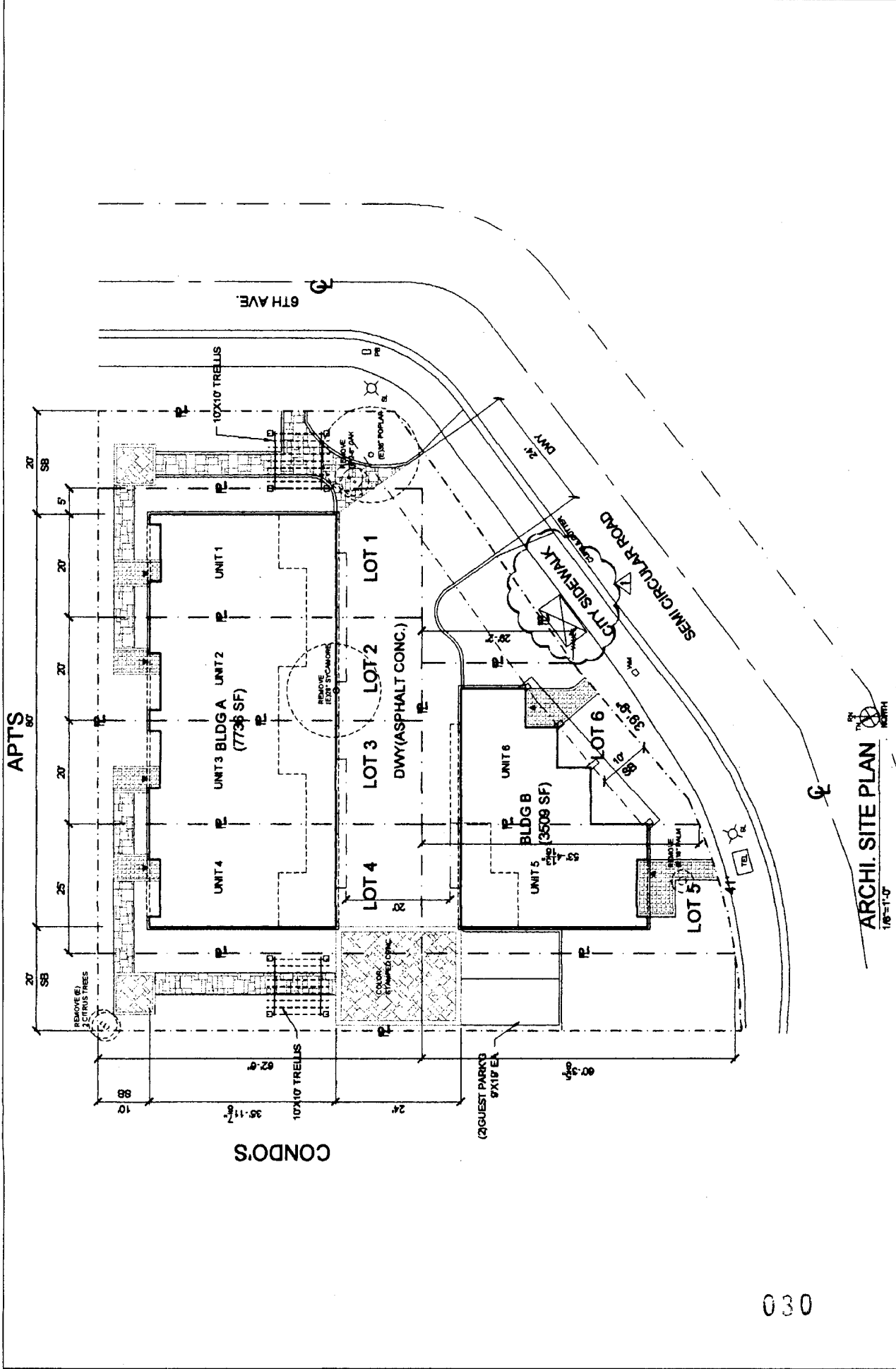
1 CONCEPTUAL LANDSCAPE PLAN

San Mateo County Board of Supervisors' Meeting

Applicant: **VINCENT LIU**

Attachment: **D1**

File Numbers: **PLN 2004-00273**

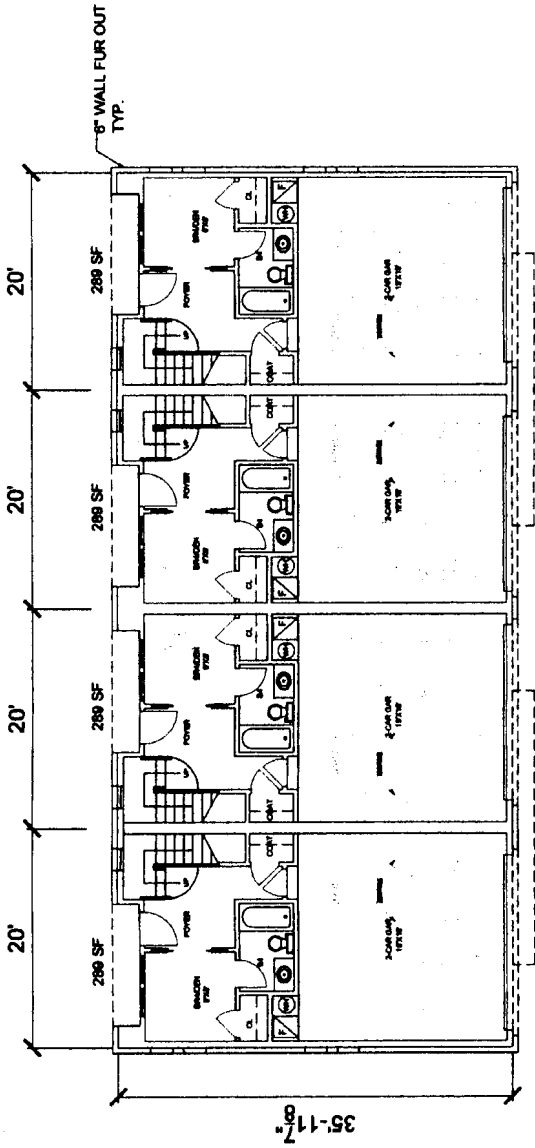


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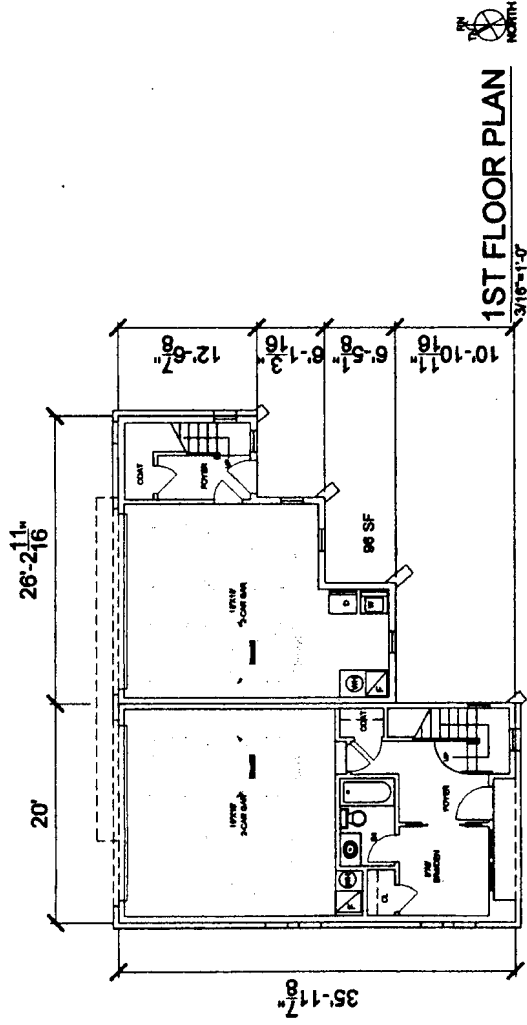
San Mateo County Board of Supervisors' Meeting

Applicant: **VINCENT LIU** Attachment: **D2**

File Numbers: **PLN 2004-00273**



BLDG A



BLDG B

1ST FLOOR PLAN
3/16/11



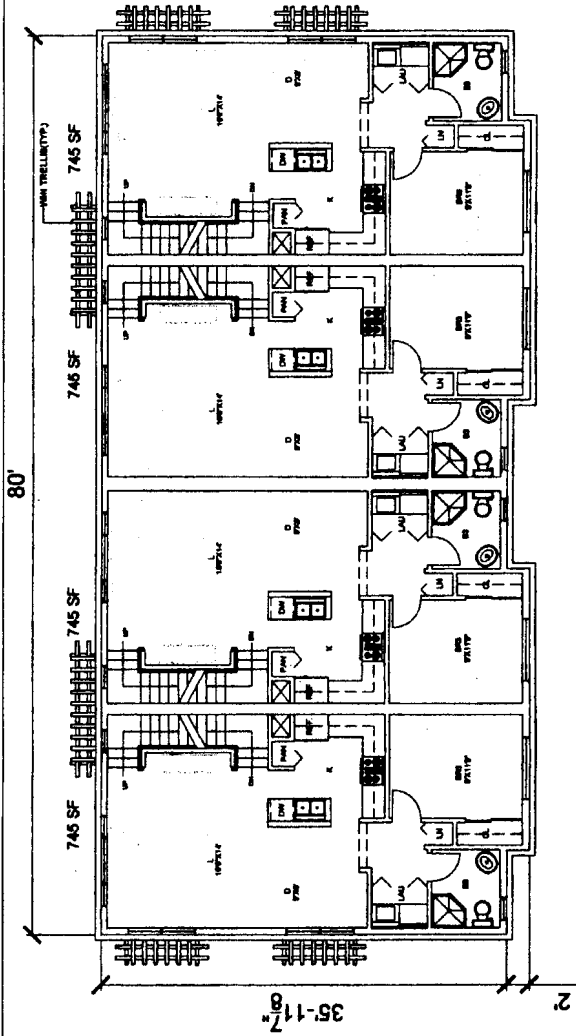
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San Mateo County Board of Supervisors' Meeting

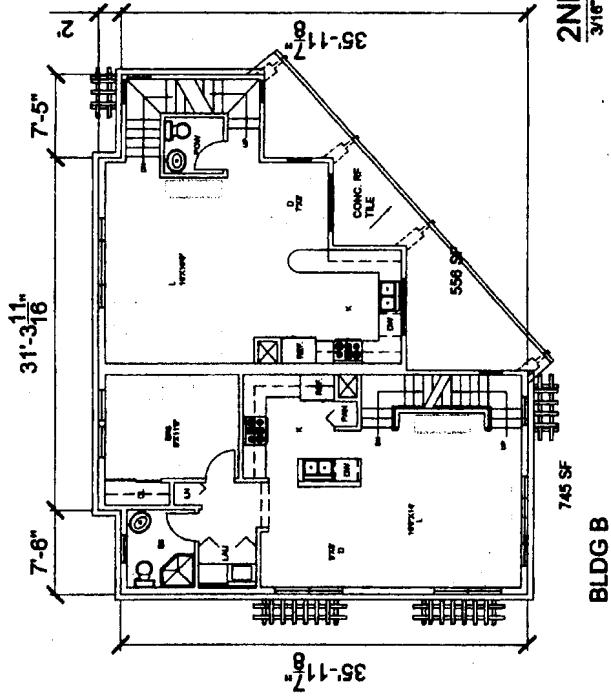
Applicant: **VINCENT LIU**

Attachment **E1**

File Numbers: **PLN 2004-00273**



BLDG A



BLDG B

2ND FLOOR PLAN
3/16"=1'-0"
NORTH

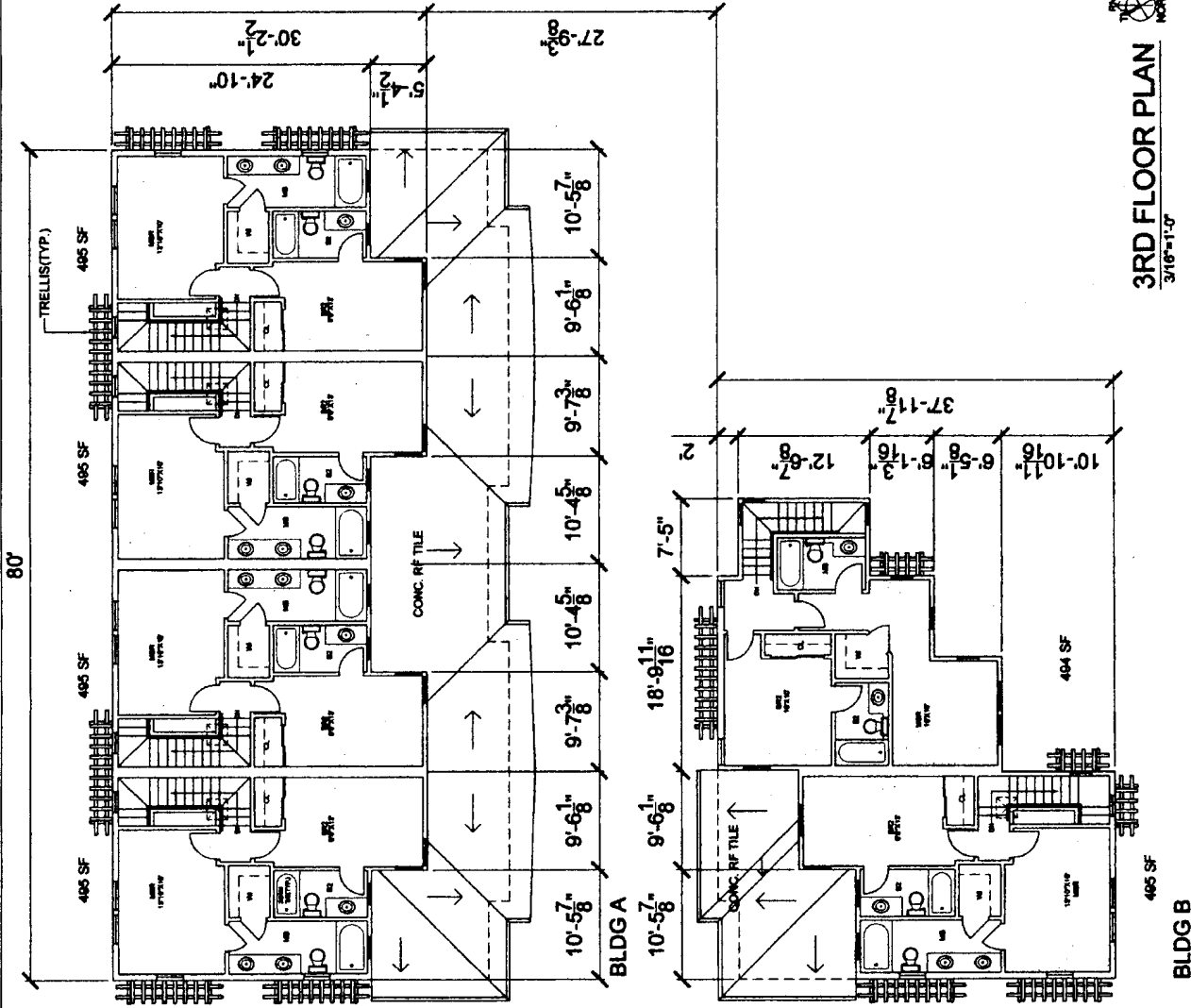
032

San Mateo County Board of Supervisors' Meeting

Applicant: **VINCENT LIU**

Attachment: **E2**

File Numbers: **PLN 2004-00273**



3RD FLOOR PLAN
3/18"=1'-0"
NORTH

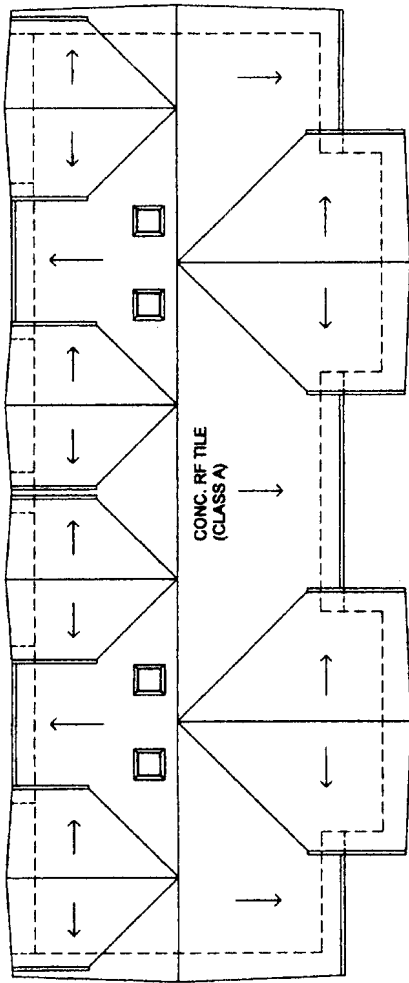
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San Mateo County Board of Supervisors' Meeting

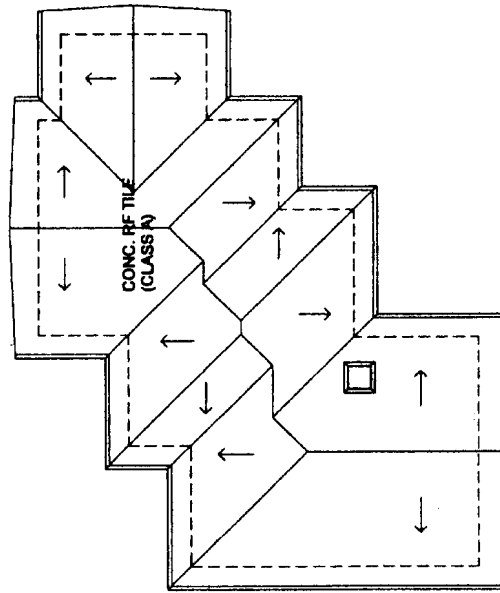
Attachment: **E3**

Applicant: **VINCENT LIU**

File Numbers: **PLN 2004-00273**



BLDG A



BLDG B

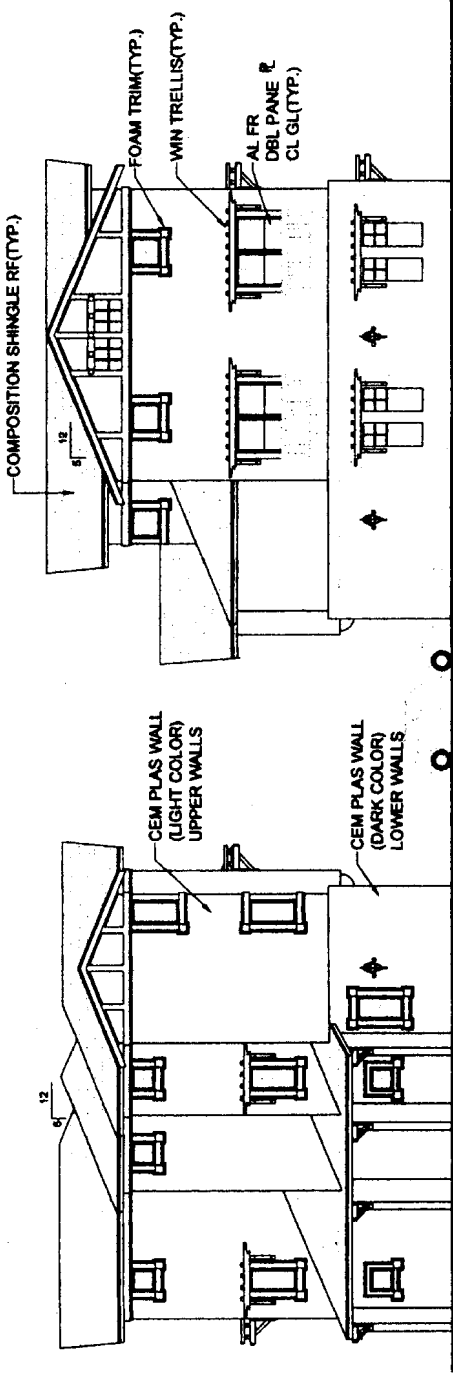
ROOF PLAN
3/16"=1'-0"
NORTH

034

San Mateo County Board of Supervisors' Meeting

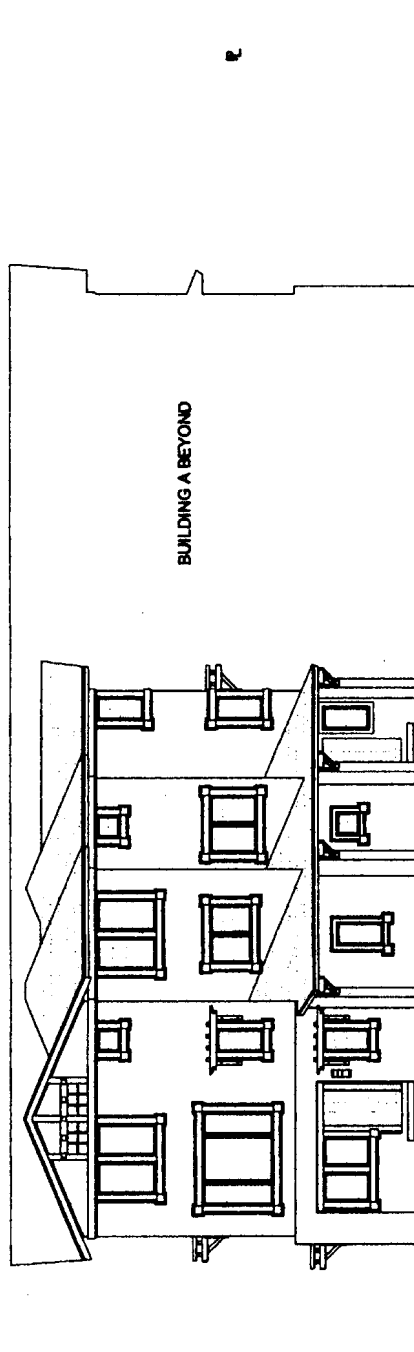
Applicant: **VINCENT LIU** Attachment: **E4**

File Numbers: **PLN 2004-00273**



EAST ELEVATIONS (BUILDING A & B) @ FRONT/6TH AVE.

3/16"=1'-0"



SOUTH ELEVATION (BUILDING B) FRONT/SEMI CIRCULAR RD

3/16"=1'-0"

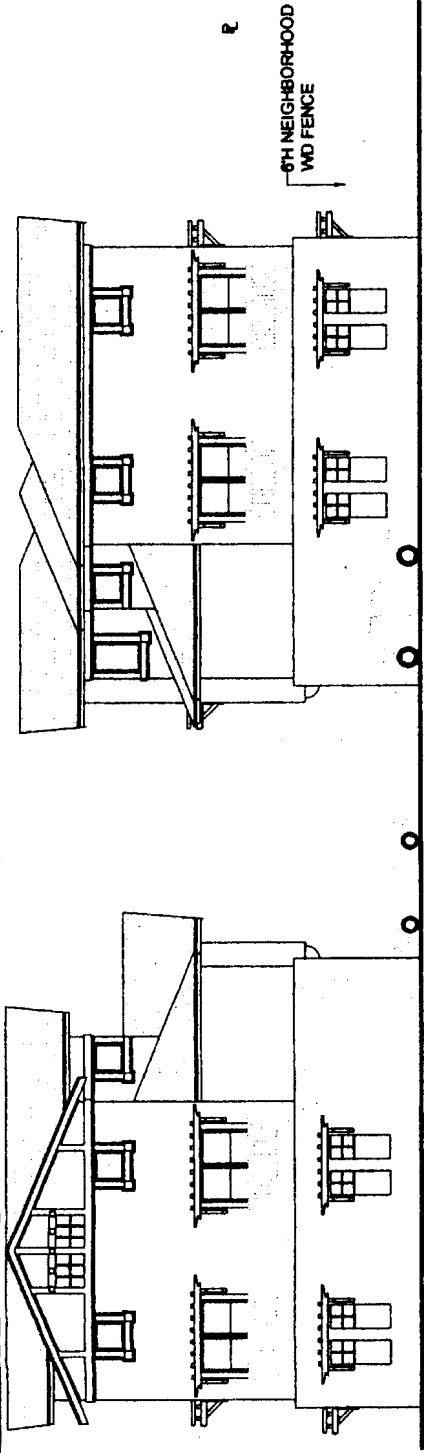
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San Mateo County Board of Supervisors' Meeting

Applicant: **VINCENT LIU**

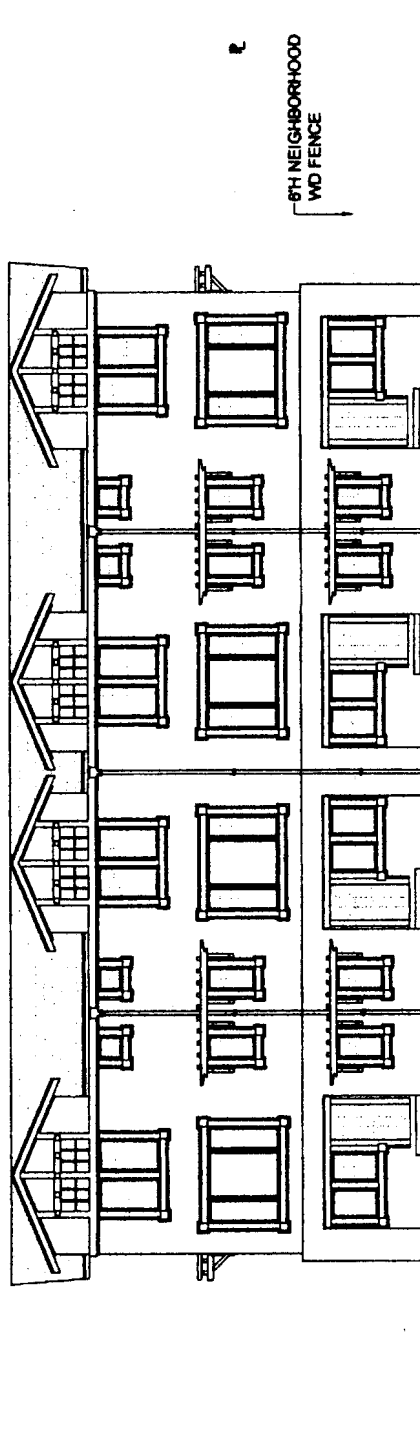
Attachment: **F1**

File Numbers: **PLN 2004-00273**



WEST ELEVATIONS(BUILDING A & B)REAR

3/16"=1'-0"



NORTH ELEVATION(BUILDING A)SIDE

3/16"=1'-0"

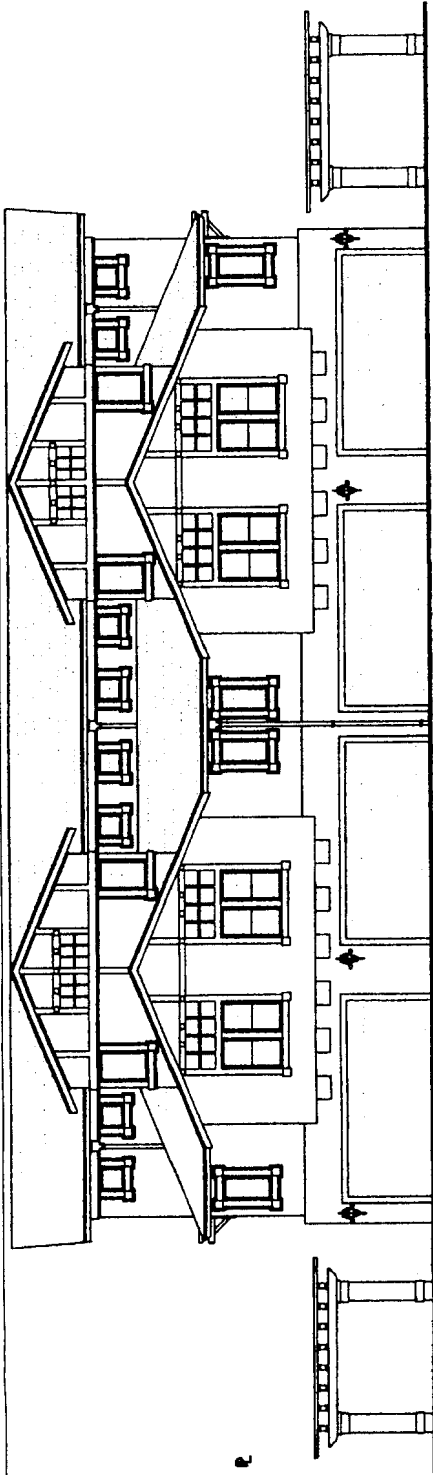
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San Mateo County Board of Supervisors' Meeting

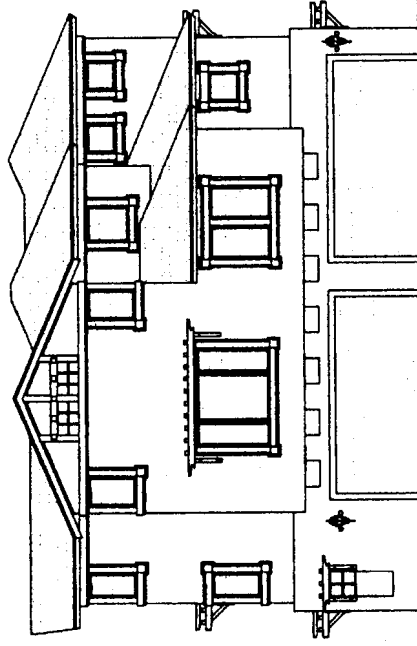
Applicant: **VINCENT LIU**

Attachment: **F2**

File Numbers: **PLN 2004-00273**



SOUTH ELEVATION(BUILDING A) DWY
3/16"=1'-0"



NORTH ELEVATION(BUILDING B) DWY
3/16"=1'-0"

037

San Mateo County Board of Supervisors' Meeting

Applicant: **VINCENT LIU**

Attachment: **F3**

File Numbers: **PLN 2004-00273**

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 work sheet 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.)

Value of Land = \$225,211

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

Acres of Land = .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.

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>.27</u> 1 Acre	<u>\$225,211</u> Value of Land/Acre

- b. Solve for X by cross multiplying.

Formula:	
Value of Land =	<u>Value of the Subject Parcel (From Item 1)</u> = _____ Size of the Subject Parcel in Acres (From Item 2)
Fill Out:	
Value of Land =	<u>\$225,211</u> = <u>\$834,115</u> <u>.27</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:		
5	X 2.81** =	14.05
**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:		
14.05	X .003*** Acres/Person =	.04215
***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:		
.04215	X \$834,115 =	\$35,158



**San Mateo County
Department of Housing**

ATTACHMENT H

2007 SAN MATEO COUNTY INCOME LIMITS

(prepared 05/10/07)

as defined by HUD and the State of California

-----INCOME LIMITS BY FAMILY SIZE-----								
<u>Income Category</u>	1	2	3	4	5	6	7	8
(1) Extremely Low*	\$23,750	\$27,150	\$30,550	\$33,950	\$36,650	\$39,350	\$42,050	\$44,800
(2) Very Low*	\$39,600	\$45,250	\$50,900	\$56,550	\$61,050	\$65,600	\$70,100	\$74,650
(3) HOME limit*	\$47,520	\$54,300	\$61,080	\$67,860	\$73,260	\$78,720	\$84,120	\$89,580
(4) Low *	\$63,350	\$72,400	\$81,450	\$90,500	\$97,700	\$104,950	\$112,200	\$119,450
Median**	\$66,500	\$76,000	\$85,500	\$95,000	\$102,600	\$110,200	\$117,800	\$125,400
Moderate**	\$79,800	\$91,200	\$102,600	\$114,000	\$123,100	\$132,250	\$141,350	\$150,500

-----MAXIMUM AFFORDABLE RENT PAYMENT-----					
<u>Income Category</u>	Studio	1-BR	2-BR	3-BR	4-BR
Extremely Low	\$594	\$636	\$764	\$882	\$984
Very Low	\$990	\$1,060	\$1,272	\$1,470	\$1,640
HOME Limit	\$1,000	\$1,272	\$1,526	\$1,764	\$1,968
Low	\$1,584	\$1,697	\$2,036	\$2,353	\$2,624
Median	\$1,662	\$1,781	\$2,137	\$2,470	\$2,755
Moderate	\$1,995	\$2,137	\$2,565	\$2,964	\$3,534

- Maximum affordable rent based on 30% of monthly income and all utilities paid by landlord. (utility allowance for tenant paid utilities established by Section 8 Program) unless further adjusted by HUD.
NOTE: Studio HOME rent set at new FMR published 10/1/04
- The following is the assumed family size for each unit:
Studio : 1 1-BR : 1.5 2-BR : 3 3-BR : 4.5 4-BR : 6

* Income figures provided by HUD for all San Mateo County federal entitlement programs (CDBG, HOME, ESG)
** Income figures provided by State of California HCD - You should verify the income figures in use for each specific program.

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: 301 – 6th Avenue Major Subdivision, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2004-00273

APPLICANT/OWNER: Vincent Liu/Shao Ling Chen

ASSESSOR'S PARCEL NO.: 060-091-370

PROJECT LOCATION: 301 – 6th Avenue, North Fair Oaks

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

APR 18 2006

WARREN SLOCUM, County Clerk
By MADELINE BRULEY
DEPUTY CLERK

PROJECT DESCRIPTION: The applicant is proposing to create a 6-unit townhouse project on an 11,761 sq. ft. parcel. Development will consist of two buildings: Building A will contain four 4-bedroom units (1,934 sq. ft. each), and Building B will contain one 4-bedroom unit (1,934 sq. ft.) and one 2-bedroom unit (1,575 sq. ft.). Each unit will have a 2-car garage.

The structures on the site were 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.

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 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 Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
- b. 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.
- c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
- d. 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: Noise levels produced by the 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.

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 less than significant. A copy of the initial study is attached.

REVIEW PERIOD: April 20, 2006 through May 11, 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., May 11, 2006.

CONTACT PERSON

Matt Seubert, Project Planner
650/363-1829


Matt Seubert, Project Planner

MAT:fc - MATQ0286_WFH.DOC
(3/23/06)

County of San Mateo
Planning and Building Division

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

I. **BACKGROUND**

Project Title: 301 – 6th Avenue Major Subdivision

File No.: PLN 2004-00273

Project Location: 301 – 6th Avenue, North Fair Oaks

Assessor's Parcel No.: 060-091-370

Applicant/Owner: Vincent Liu/Shao Ling Chen

Date Environmental Information Form Submitted: June 1, 2004

PROJECT DESCRIPTION

The applicant is proposing to create a 6-unit townhouse project on an 11,761 sq. ft. parcel. Development will consist of two buildings: Building A will contain four 4-bedroom units (1,934 sq. ft. each), and Building B will contain one 4-bedroom unit (1,934 sq. ft.) and one 2-bedroom unit (1,575 sq. ft.). Each unit will have a 2-car garage.

The structures on the site were 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.

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				Cumulative	SOURCE
	NO	YES		Significant		
		Not Significant	Significant Unless Mitigated			
1. <u>LAND SUITABILITY AND GEOLOGY</u>						
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		Cumulative	
		Not Significant	Significant Unless Mitigated		
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	YES			
		Not Significant	Significant Unless Mitigated	Significant	
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. AIR QUALITY, WATER QUALITY, SONIC					
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 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
5. TRANSPORTATION					
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		
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.	Significant	YES		
			Significant Unless Mitigated	Significant	
No.	Significant	Significant Unless Mitigated	Significant	Cumulative	SOURCE
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		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 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 Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
- b. 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.
- c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
- d. 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: Noise levels produced by the 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.

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.

X

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

053


Matt Seubert

Date 4-13-6

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 Isoleth 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 Executive Order 11988
 - Floodplain Management Executive Order 11990
 - Protection of Wetlands
 - 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

CO
 CJ
 CJ

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 2004-00273
301 – 6th Avenue Major Subdivision

PROJECT DESCRIPTION

The applicant is proposing to create a 6-unit townhouse project on an 11,761 sq. ft. parcel. Development will consist of two buildings: Building A will contain four 4-bedroom units (1,934 sq. ft. each), and Building B will contain one 4-bedroom unit (1,934 sq. ft.) and one 2-bedroom unit (1,575 sq. ft.). Each unit will have a 2-car garage.

The structures on the site were 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.

SITE DESCRIPTION

The project site is an 11,761 sq. ft. parcel. It is relatively flat, with a slope of approximately 1%. Currently, the site is vacant, although four structures were previously located there. There is grassy vegetation on the site and two small trees near the side and rear property lines. The project site is bordered by residential development on all sides. There is a recently approved 9-unit townhome subdivision and PUD rezoning for the adjacent site at 317 – 6th Avenue.

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 construction of this project will include construction of the access driveway. These construction activities will disturb the soil on part of the site. If the project site should receive rain before groundcover can reestablish 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 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

ANSWERS TO QUESTIONS

File No. PLN 2004-00273

Page 2

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 County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
- b. 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.
- c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
- d. 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.

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 project will temporarily generate noise levels that are greater than the ambient noise levels in the project area. 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 2: Noise levels produced by the 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.

- 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

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

Yes, Not Significant. The amount of pedestrian traffic will increase due to six new townhomes; however, the effect is insignificant. Pedestrian circulation patterns may also change; however, this effect is also likely insignificant. Pedestrian trips may increase partly due to the possibility of children being able to walk to school as mentioned under 6.h, and because commercial uses on Middlefield Road are also within walking distance; however, this increase could be considered a positive one.

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

Yes, Not Significant. The amount of vehicular traffic will increase due to six new townhomes; however, the effect is likely insignificant. Vehicular circulation patterns may also change; however, this effect is also likely insignificant. Vehicular trips may be lower than in a similar-sized project in a different location partly due to the possibility of children being able to walk to school as mentioned under 6.h, and because commercial uses on Middlefield Road are also within walking distance.

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. Land use on the site will change from vacant to multi-family residential. However, this change is consistent with the adopted General Plan.

- 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, Not Significant. Redevelopment of this site may encourage redevelopment of other similar properties in the vicinity. However, the effect of this project by itself is likely insignificant and could be considered positive in any case. There is a recently approved 9-unit townhome subdivision and PUD rezoning for the adjacent site at 317 - 6th Avenue.

- h. Will (or could) this project be adjacent to or within 500 feet of an existing or planned public facility?

ANSWERS TO QUESTIONS

File No. PLN 2004-00273

Page 4

Yes, Not Significant. This project is within 500 feet of an existing elementary school. However, the effect is likely insignificant as the number children living in six townhomes would not be large. Additionally, any children living in the project would be able to walk to school, reducing vehicle trips.

- i. **Will (or could) this project create significant amounts of solid waste or litter?**

Yes, Not Significant. The six new townhomes will generate solid waste as would any similar-sized residential use; however, this effect is not significant as a disposal company will remove this. Additionally, a homeowners association will enforce maintenance on the property to prevent the accumulation of litter on the site.

- j. **Will (or could) this project substantially increase fossil fuel consumption?**

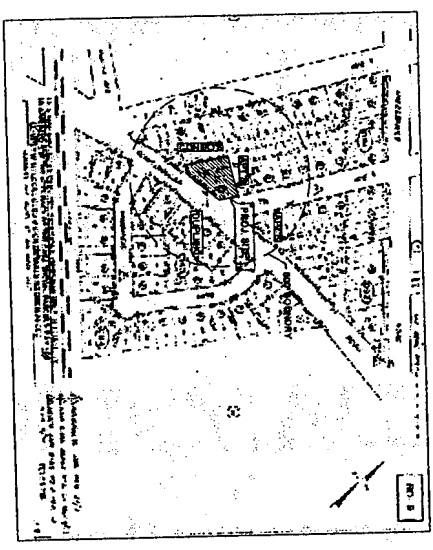
Yes, Not Significant. The six new townhomes will increase fossil fuel consumption; however, this effect is insignificant. Vehicular trips may be lower than in a similar-sized project in a different location partly due to the possibility of children being able to walk to school as mentioned under 6.h, and because commercial uses on Middlefield Road are also within walking distance.

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

Yes, Not Significant. The site will be rezoned to PUD; however, this change is not significant as it is necessitated by a technicality in the subdivision code, and does not involve a change in density or land use from the existing zoning.

MAT:fc – MATQ0284_WFH.DOC
(3/23/06)

LOCATION MAP



DRAWING INDEX

SHEET 1	A-1	TITLE SHEET
SHEET 2	A-2	ARCHITECTURAL SITE PLAN
SHEET 3	L-10	LANDSCAPE PLAN
SHEET 4	A-3	1ST FLOOR PLAN
SHEET 5	A-4	2ND FLOOR PLAN
SHEET 6	A-5	3RD FLOOR PLAN
SHEET 7	A-6	UPPER ROOF PLAN
SHEET 8	A-7	BUILDING ELEVATIONS, EAST/SOUTH
SHEET 9	A-8	BUILDING ELEVATIONS, WEST/NORTH
SHEET 10	A-9	BUILDING ELEVATIONS

NOTE: SEE TENTATIVE MAP SEPARATE SET

CONSULTANTS

ARCHITECT :	STEVE YANG & ASSOCIATES	3810 WILLOWHURST AVE SAN JOSE, CA 95135	TEL (408) 964-5818 FAX (408) 964-5818
CIVIL ENGINEER :	K.W. ENGINEERING, INC.	1814 VALLEY WAY MILPITAS, CA 95035	TEL (408) 964-4848
SOIL ENGINEER :			
LANDSCAPE ARCHITECT :	FUNG SHI CHU	1411 S. STELLING RD CUPERTINO, CA 95014	TEL (408) 262-4804
STRUCTURAL ENGINEER :			
MECHANICAL ENGINEER :			
ELECTRICAL ENGINEER :			

PROJECT DATA

1. LOT	060-081-370
2. ORIGINAL LOT SIZE	11,781 SF (0.27 AC)
3. EXISTING LAND USE	RESIDENTIAL
4. PROPOSED LAND USE	RESIDENTIAL, ATTACHED HOUSING
5. ZONE	R-3
6. LOT SIZE	LOT 1 - 1,983 SF LOT 2 - 1,250 SF LOT 3 - 1,250 SF LOT 4 - 1,422 SF LOT 5 - 1,313 SF LOT 6 - 1,313 SF
7. COVERAGE	BUILDING AREA 4,614 SF (39%) GARAGE AREA 2,773 SF (24%) TOTAL 7,387 SF (63%)
8. PROPOSED NO. OF BUILDINGS	3 (SITING) (6) UNITS & 80 TRAILER UNITS, 1250 SQUARE FEET
9. TRACT, BLOCK & S.B.	TRACT (1) UNIT 2ND MAP (2) UNIT 1150 SF, 75'
10. OFF STREET PARKING	GARAGE - 2644 SF TRAILER - 7728 SF RECD - 2 SPACES FROM EXISTING (1) UNIT PROVIDED 2 SPACES IN GARAGE FOR EX. DR. SERVICES (1) UNIT PLUS 2 UNCOVERED, EXIST
11. BUILDING HT	36' (2ND MAX)
12. DENSITY	DENSITY = 22.0 U/SAC
13. RETARDANCE	FRONT - 20' & 10' SIDE - 10'

OWNER:
S. L. CHEN
4087 ORME BT
PALO ALTO, CA 94306-3137
(650) 208-0868

SUBDIVISION
COUNTY OF SAN MATEO
455 COUNTY CENTER
2ND FLOOR
REDWOOD CITY, CA 94063

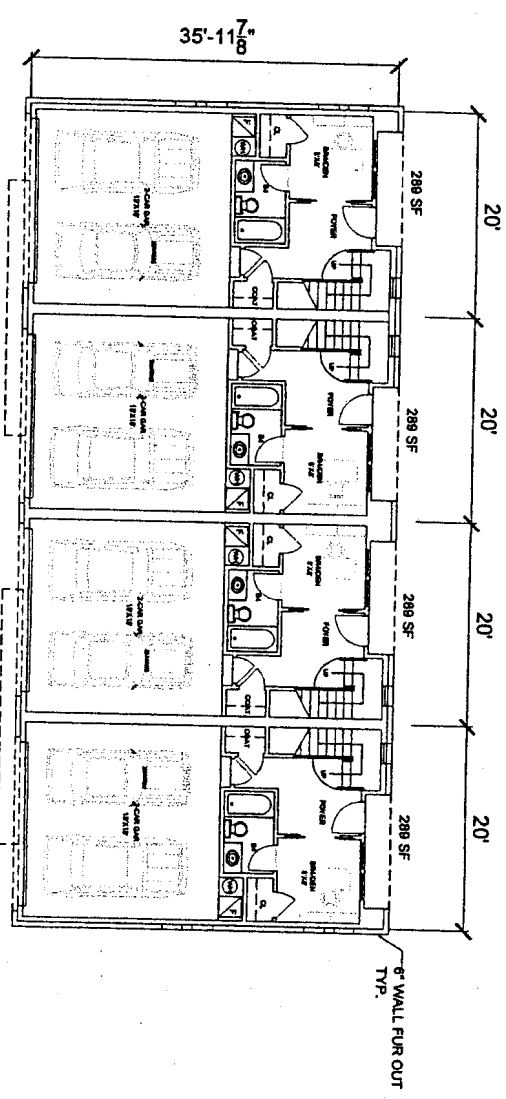
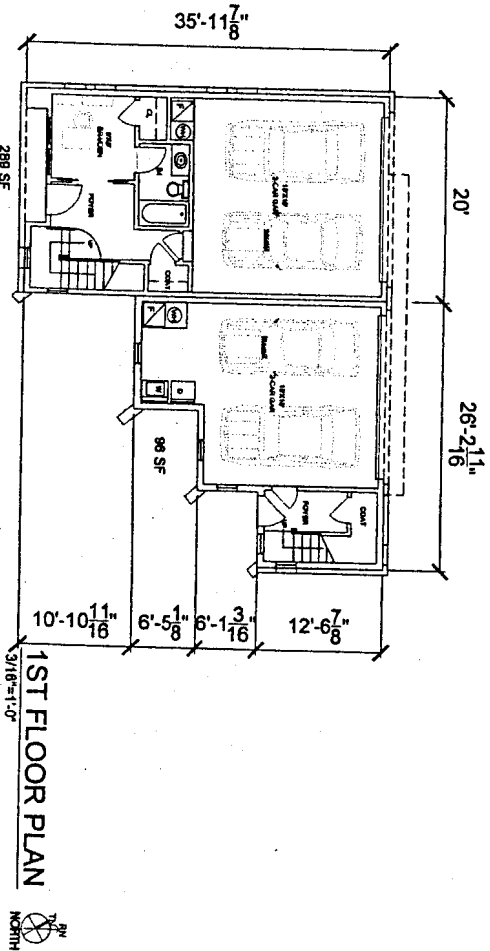
SIX(6) ATTACHED SINGLE-FAMILY
HOUSING DEVELOPMENT
SEMI CIRCULAR RD & 6TH AVE.
MENLO PARK, CA


Professional Seal and Stamp area for the engineer or architect.

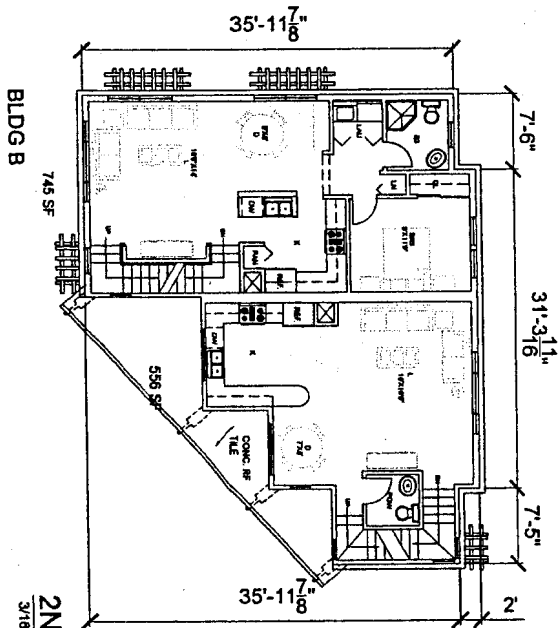
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Checked by	Date
Scale	As Shown

Sheet A-1 of 1

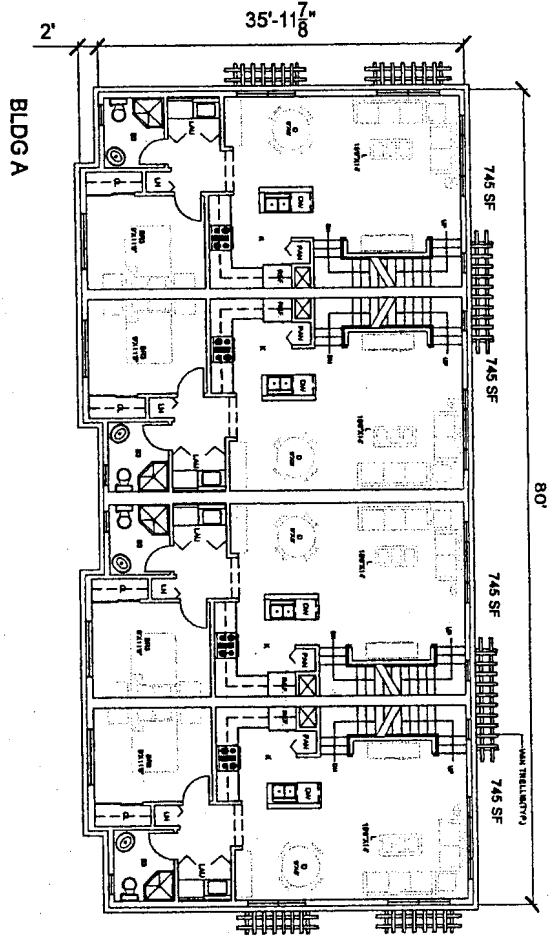


	SUE Structural Engineering 1000 California Street San Francisco, CA 94109 Tel: 415.774.2000 Fax: 415.774.2001	SIX ATTACHED SINGLE-FAMILY HOUSING DEVELOPMENT 884 CIRCULAR RD AND 6TH AVE. MENLO PARK, CA	<table border="1"> <thead> <tr> <th>Revisions</th> <th>By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Revisions	By									<table border="1"> <tr> <td> Create: JH Check: JH Date: 8/1/03 Scale: 1/8"=1'-0" Auto: 1/8"=1'-0" Plot: 1/8"=1'-0" </td> <td> Sheet: A-3 of 3 </td> </tr> </table>	Create: JH Check: JH Date: 8/1/03 Scale: 1/8"=1'-0" Auto: 1/8"=1'-0" Plot: 1/8"=1'-0"	Sheet: A-3 of 3
	Revisions	By														
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BLDG B

2ND FLOOR PLAN
3/18=1'-0"



BLDG A

80'

Sheet
A-4
of

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Checked By	DATE

Revisions	By	Date

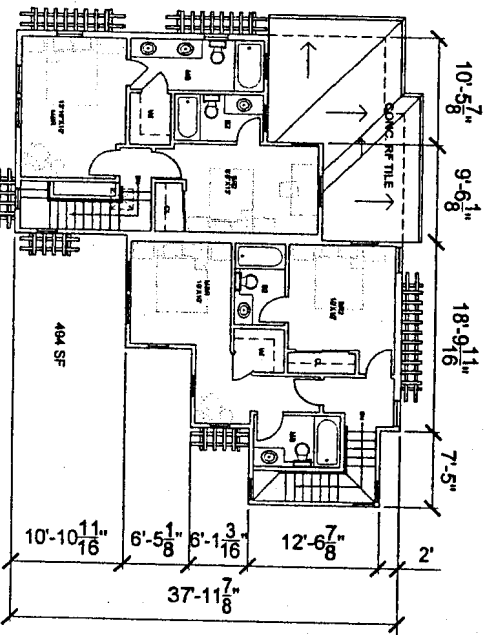
SIX ATTACHED SINGLE-FAMILY
HOUSING DEVELOPMENT
SEMI CIRCULAR RD AND 6TH AVE.
MENLO PARK, CA

ASU

Shawn King
Architect
1000 Elgin Road
Menlo Park, CA 94025
Tel: 650-321-1000
Fax: 650-321-1001

BLDG B

493 SF

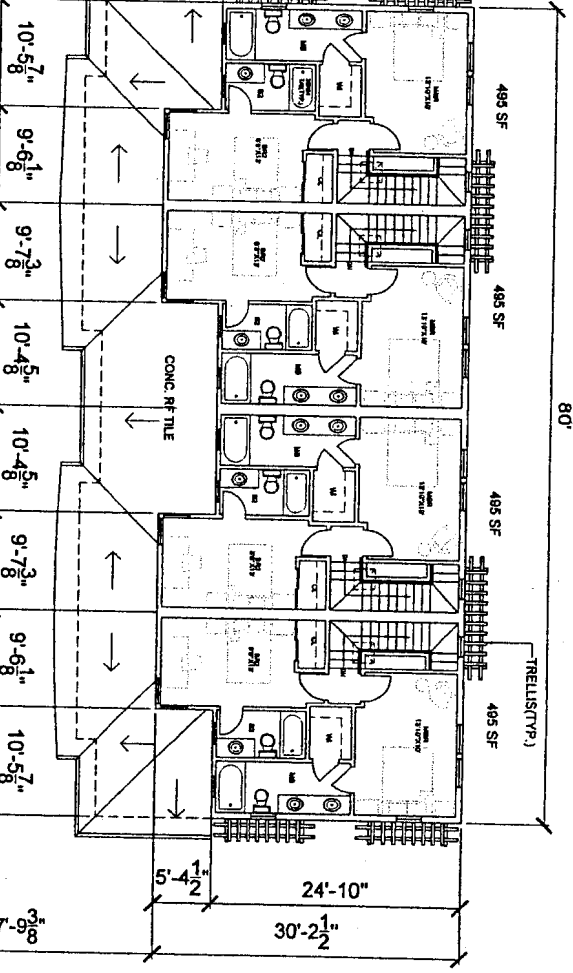


494 SF

3RD FLOOR PLAN
3/16"=1'-0"



BLDG A



493 SF

495 SF

495 SF

495 SF

495 SF

(TRELLISTYP.)

27'-9 3/8"

5'-4 1/2"

24'-10"

30'-2 1/2"

80'

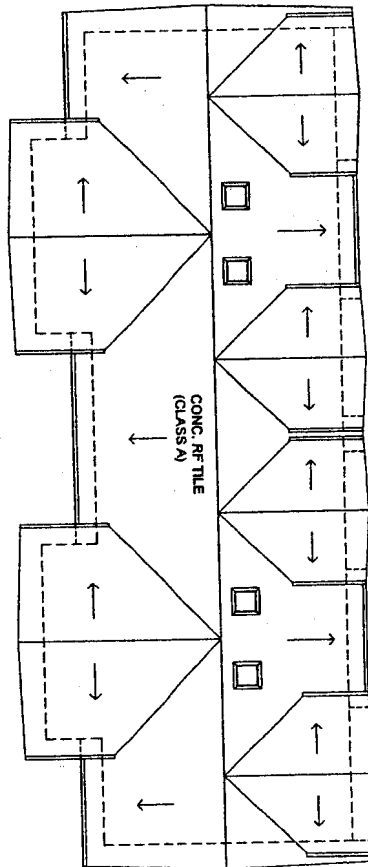
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Author	DATE

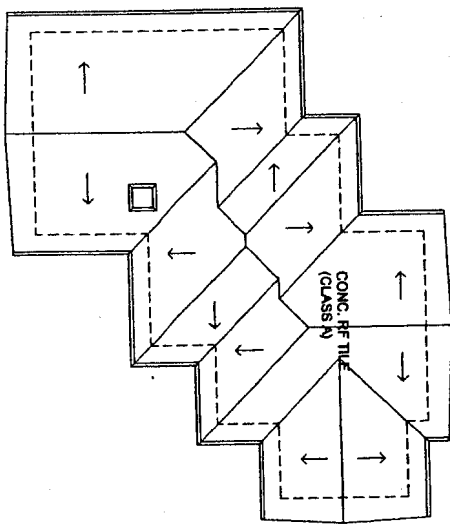
Revisions	By
NO.	DATE

SIX ATTACHED SINGLE-FAMILY HOUSING DEVELOPMENT
SEM CIRCULAR RD AND 8TH AVE
MENLO PARK, CA

SUN
SUN Building Group
Architects
1000 California Street
Menlo Park, CA 94025
Tel: 650-321-1000
Fax: 650-321-1001



BLDGA



BLDGB

ROOF PLAN
3/16"=1'-0"



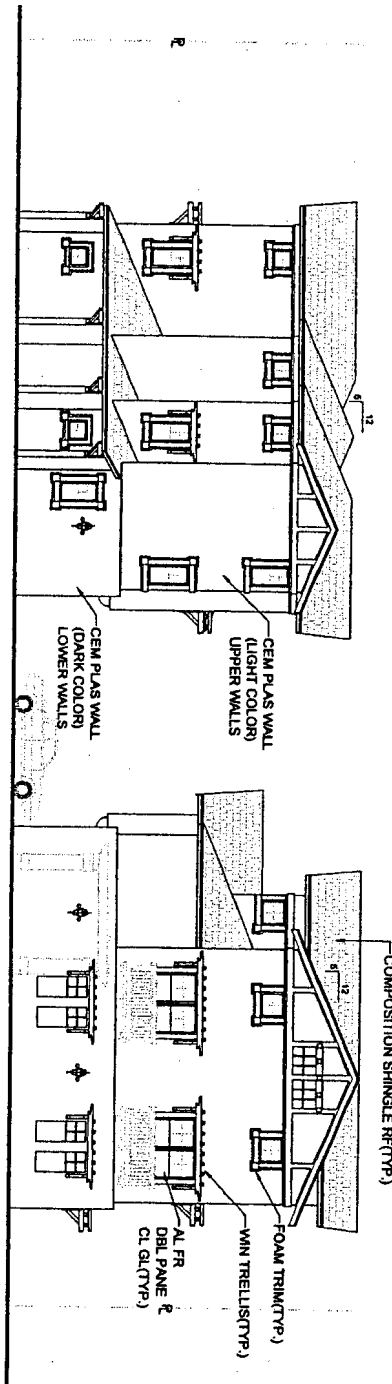
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Revised 03.04			

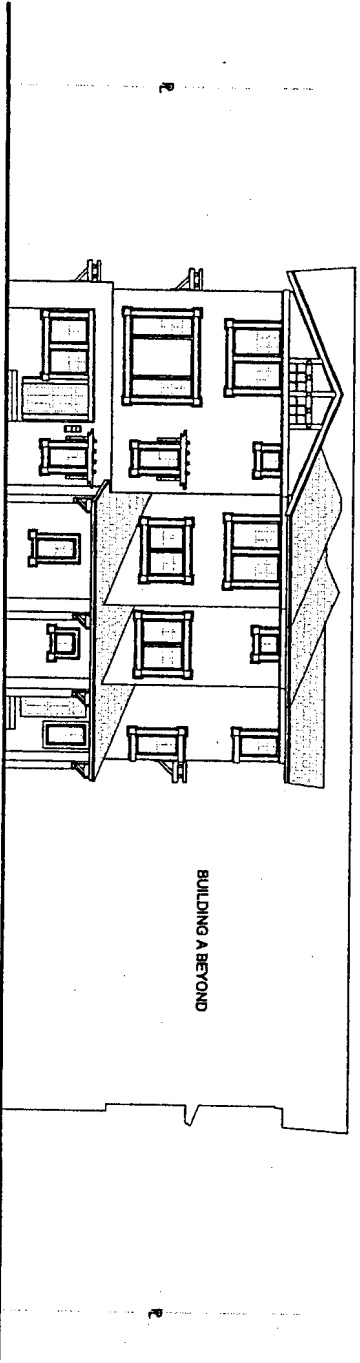
Revisions	By

SIX ATTACHED SINGLE-FAMILY
HOUSING DEVELOPMENT
SEMI CIRCULAR RD AND 6TH AVE
MENLO PARK, CA

Project Title: _____
 Project Location: _____
 Project Number: _____
 Date: _____
 Scale: _____
 Drawing No.: _____



EAST ELEVATIONS(BUILDING A & B) @ FRONT/6TH AVE.
3/16"=1'-0"



SOUTH ELEVATION(BUILDIGN B) FRONT/SEMI CIRCULAR RD
3/16"=1'-0"

JOE
 Design: Tom King
 Construction: Joe
 1000 Park Ave., Suite 100
 Menlo Park, CA 94025
 Tel: 650.321.1000
 Fax: 650.321.1001

SIX ATTACHED SINGLE-FAMILY
 HOUSING DEVELOPMENT
 SEMI CIRCULAR RD AND 6TH AVE
 MENLO PARK, CA

Drawn	By
Scale	1/4"

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Date	8/11/03
Scale	AS NOTED
Job No.	03_01

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A-7
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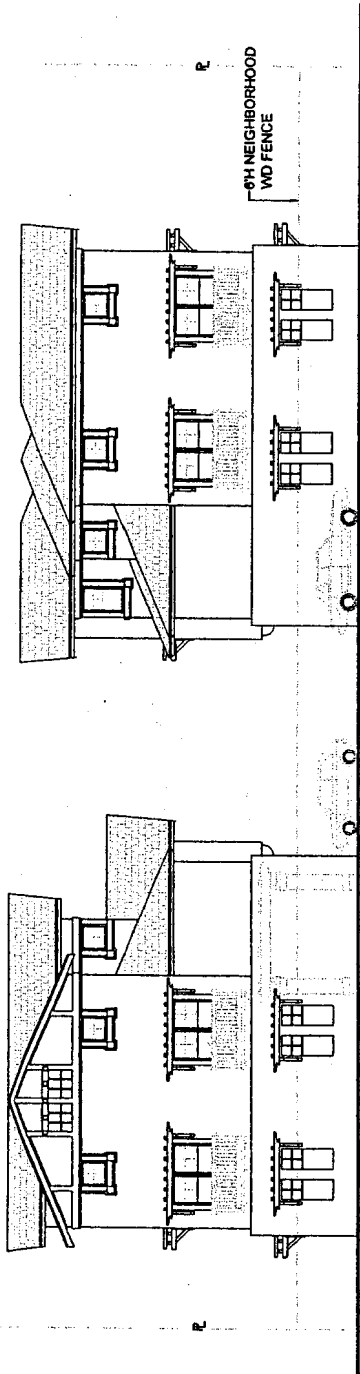
DMC
 Design Management Company
 10000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 Tel: 310.206.1000
 Fax: 310.206.1001
 www.dmc.com

SIX ATTACHED SINGLE-FAMILY
 HOUSING DEVELOPMENT
 85W CHRYSLER RD AND 8TH AVE
 MENLO PARK, CA

Prepared by	
Checked by	
Drawn by	
Date	
Scale	
Job No.	

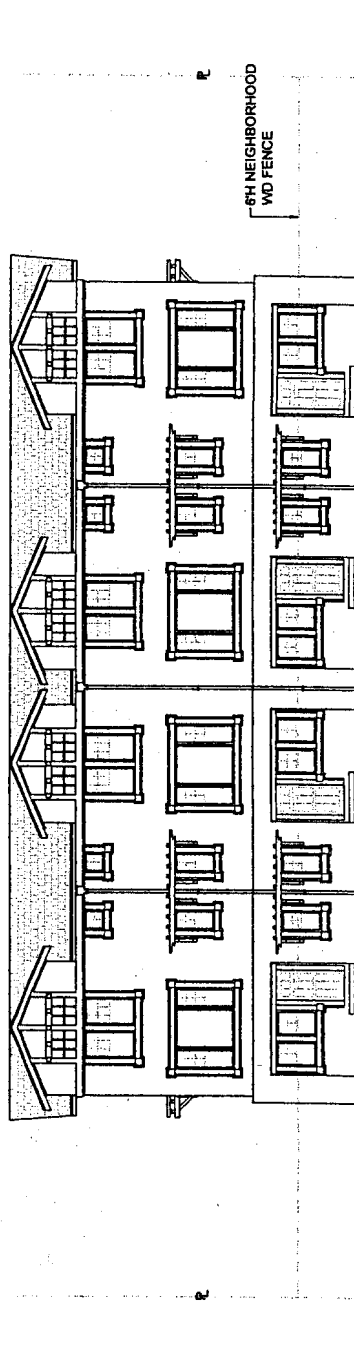
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A-8
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WEST ELEVATIONS (BUILDING A & B) REAR

3/16"=1'-0"



NORTH ELEVATION (BUILDING A) SIDE

3/16"=1'-0"

UNIVERSITY

Architectural
 Planning
 Interior Design
 Landscape Architecture

1000 W. 10th St., Suite 100
 Berkeley, CA 94710
 Tel: 415.841.1000

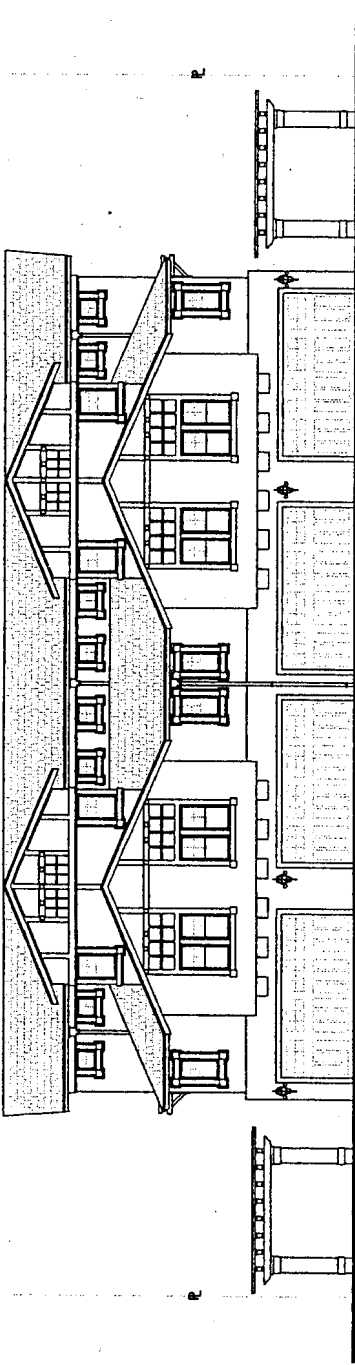
SIX ATTACHED SINGLE-FAMILY
 HOUSING DEVELOPMENT
 85M CROULAR RD AND 8TH AVE
 MENLO PARK, CA



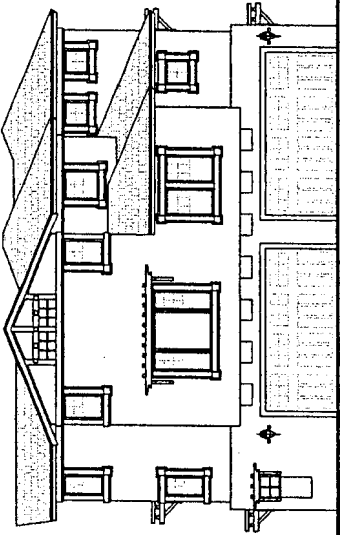
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 of



SOUTH ELEVATION(BUILDING A) DWY
 3/16"=1'-0"



NORTH ELEVATION(BUILDING B) DWY
 3/16"=1'-0"

ATTACHMENT J

ORDINANCE NO. _____

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

* * * * *

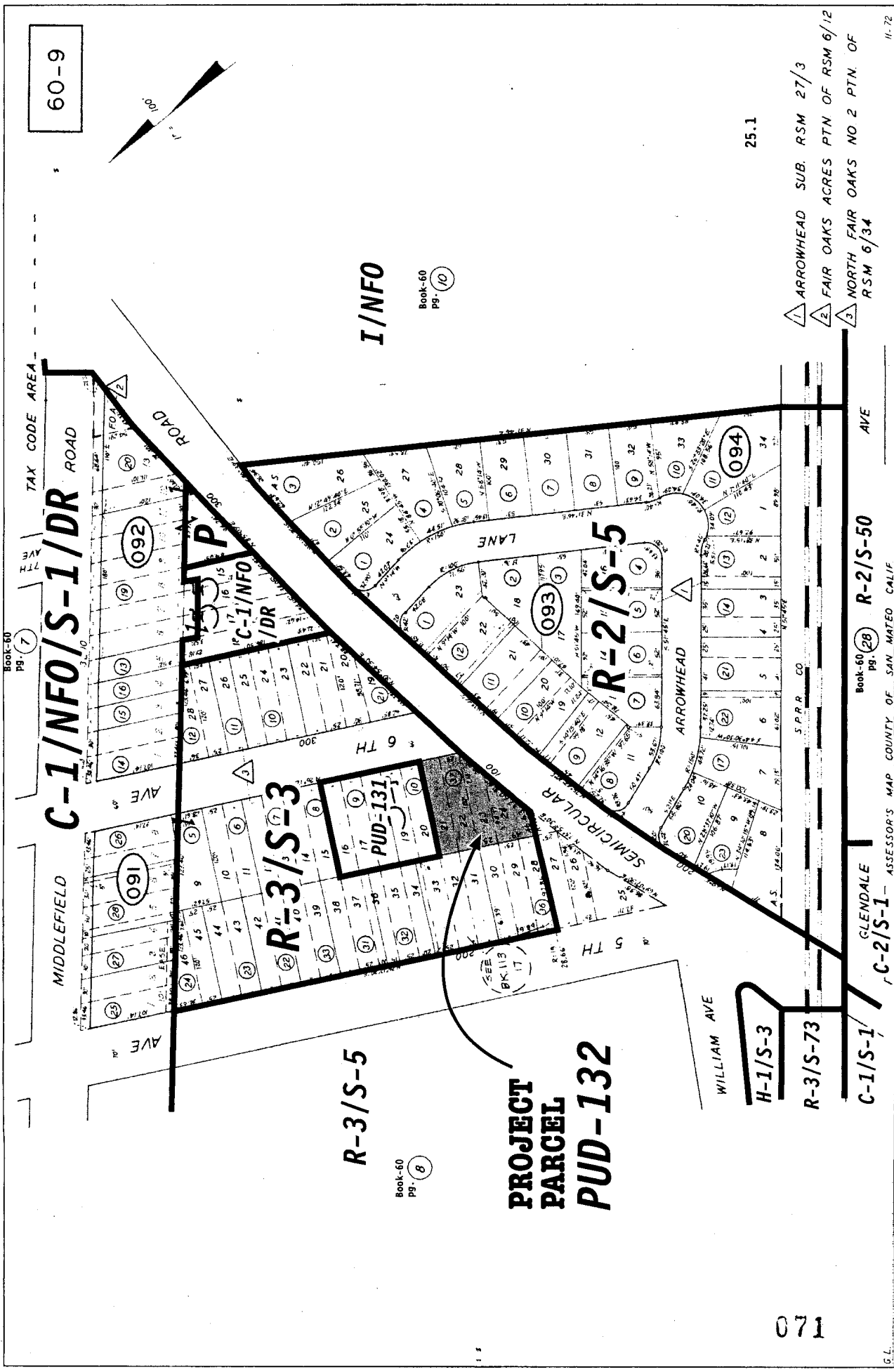
AN ORDINANCE AMENDING CHAPTER 2 OF DIVISION VI OF THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) TO REVISE THE ZONING MAPS, APPENDIX A, TO ADD THE PLANNED UNIT DEVELOPMENT NO. 132 (PUD-132) DISTRICT REGULATIONS, AFFECTING ONE PROPERTY IN THE UNINCORPORATED NORTH FAIR OAKS AREA

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

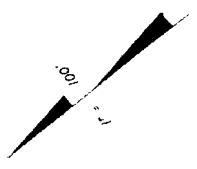
SECTION 1. Section 6115 of Chapter 2 of Part One of Division VI of the San Mateo County Ordinance Code (Zoning Maps), Appendix A, shall be amended to establish the Planned Unit Development No. 132 (PUD-132) Zoning District Regulations, applicable to Assessor's Parcel Number 060-091-370 (301 – 6th Avenue), as indicated for the project parcel on attached "Exhibit A."

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

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Pg. 10

Book-60
Pg. 7

Book-60
Pg. 8

**PROJECT
PARCEL
PUD-132**

25.1

- 1. ARROWHEAD SUB. RSM 27/3
- 2. FAIR OAKS ACRES PTN OF RSM 6/12
- 3. NORTH FAIR OAKS NO 2 PTN. OF RSM 6/34

11-72

Book-60
Pg. 28

170

San Mateo County Board of Supervisors' Meeting

Applicant: **VINCENT LIU**

File Numbers: **PLN 2004-00273**

Exhibit: **A**

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. 132 (PUD-132) 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. 132 (PUD-132) to read as
follows:

PUD-132. 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-132 regulations shall govern the land use and development of a multiple-family residential development (described below) on an 11,761 sq. ft. property (Assessor's Parcel Number 060-091-370) located at 301 – 6th 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 2004-00273) for the subject property as conditioned and approved by the Planning Commission on September 13, 2006, and by the Board of Supervisors on January 29, 2008, and on file in the County Planning Department. Those plans include the following specific elements:

- (a) The creation of six parcels:

LOT SIZE			
Lot 1	1,583 sq. ft.	Lot 4	1,563 sq. ft.
Lot 2	1,250 sq. ft.	Lot 5	1,422 sq. ft.
Lot 3	1,250 sq. ft.	Lot 6	1,313 sq. ft.

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

FLOOR AREA (includes garage)			
Lot 1	1,934 sq. ft.	Lot 4	1,934 sq. ft.
Lot 2	1,934 sq. ft.	Lot 5	1,934 sq. ft.
Lot 3	1,934 sq. ft.	Lot 6	1,575 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. 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 12 enclosed parking spaces (two per unit), two additional unenclosed guest parking spaces, 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. SECTION 2. This ordinance shall be in full force and effect thirty (30) days after its passage.

MAT:kcd - MATR1144_WKQ.DOC

ATTACHMENT L

Vincent Liu
PO Box 61120
Palo Alto, CA 94306

October 2, 2007

Board of Supervisors
455 County Center, 2nd Floor
Redwood City, CA 94063

Project: 301 6th Ave., Menlo Park, CA 94306

Dear Honorable Board of Supervisors,

As requested by the Board of Supervisors during the hearing on September 13, 2006, we have conducted a feasibility study of solar electric energy for our townhouse project. The followings are our findings.

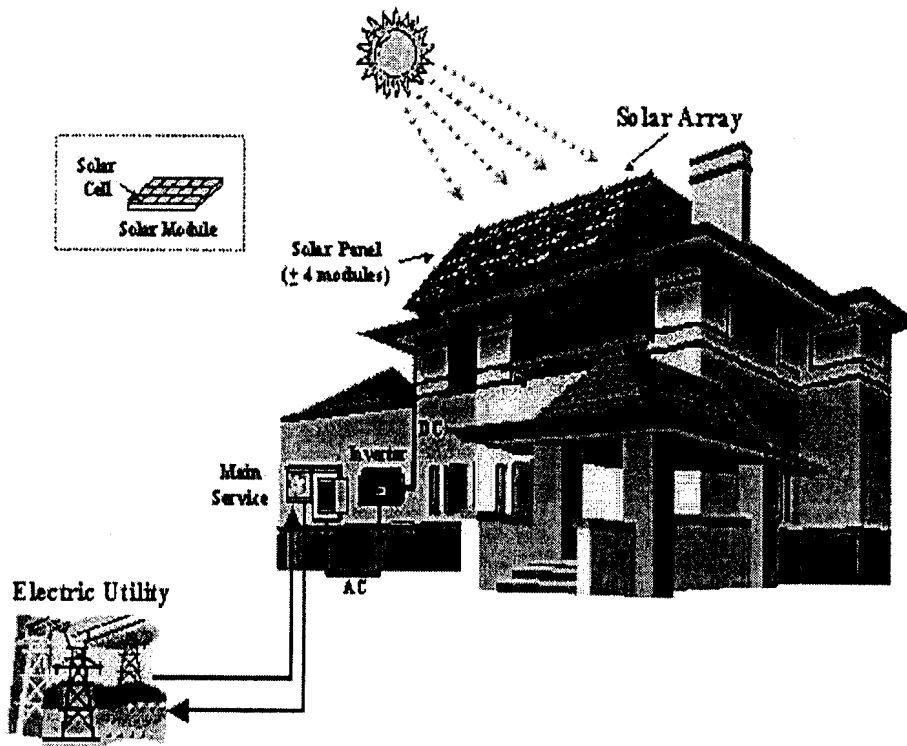
Solar electric generation uses photovoltaic (or PV) systems, a solar power technology that uses solar cells to convert light from the sun directly into electricity. Solar cells are small, square-shaped panel semiconductors made from silicon and other conductive materials. They are manufactured in thin film layers. When sunlight strikes a solar cell, chemical reactions release electrons, generating electric current. Solar cells are also called photovoltaic cells - or PV cells for short - and can be found on many small appliances, like calculators, toys and even hats. Individual PV cells are arranged together in a PV module and the modules are grouped together in an array of a solar panel.

The electrons are collected to form a direct current (DC) of electricity. The "inverter", as part of a solar system, is a piece of equipment that transforms the direct current from the PV solar array to alternating current (AC). Produced power is then interconnected to the electric grid through the main electrical distribution service of the facility.

Since the PV system relies heavily on the amount of exposure to the sun, the following factors need to be considered when evaluating a site for the system.

1. Orientation: The best orientation for a PV system is on a south-facing roof.
2. Roof: Composition shingle roofs are the easiest to work with.

3. Shading: This is a critical issue for PV performance. The PV panel needs to be located where it will have access to the sun and where it will not be in the shadow of other building elements and landscaping.
4. Space: At least 175 sq. ft. of roof space is needed for each kilowatt of thin film PV products, according to the guideline by the California Energy Commission.



There are some benefits and incentives for using a PV system.

1. The electricity generated by a PV system is clean and environmental friendly. The system itself is silent and non-polluting.
2. A PV system reduces the amount of electricity charged by the utility company and acts as a hedge against future price increases.
3. Solar panels have a long operational life. Most manufactures warrantee their solar panels for 20 years or more.
4. California Energy Commission (CEC) currently offers an incentive rebate of \$2.5 per watt. However, this incentive will decline at a rate of 7% each year and gradually phase out in 9 years.

5. Another incentive, called "net metering", uses an electric meter that "spins backwards" when electricity production exceeds usage; more importantly, it tracks and credits the "net" difference between the amount of electricity produced and the amount of electricity consumed during each billing period.
6. IRS offers tax credit of 30% of the net cost of a photovoltaic system, after any other rebates, up to \$2,000.

However, a PV system also imposes some disadvantages and impacts to our project.

1. The cost of a PV system is extremely expensive. One solar vendor, Solar Infiniti, quoted a total cost of \$214,200 to install a 34.17 KWh system for our project, after the CEC's rebate but not including permit and application fees. This amount is about 15% of our original estimated construction cost.
2. To accommodate the maximum number of solar panels, no ventilations pipes and flues as well as skylights will be allowed to penetrate through the roof on where the panels will be installed. The requirement will complicate the mechanical layout and hence increase the construction cost.
3. Due to the complexity of the roof plan, the available south-facing roof area can only accommodate at most 132 panels (see attached Aerial View) as opposed to 206 proposed by Solar Infiniti. Reducing the number of solar panels will defeat the purpose of self-sufficient solar power plan.
4. The production of electricity is uneven throughout the day and only as reliable as the weather. Rain, clouds, and fog would impact the amount of electricity generated.
5. Solar power does not work well for large electric-heated devices, such as electric hot water heater, electric whole house furnace, electric oven and range. Furthermore, when converting from DC current to AC, 4 to 12 percents of the energy would be lost.
6. Home insurance or hazard insurance may require a special rider to cover the replacement cost of the solar power system. The homeowner association fees will be increased for this added amenity.
7. Access and maintenance of the solar panels will be challenged since the panels are located on the top of three-story buildings with a narrow driveway. In addition, roof repair at these locations will require the removal and re-installation of the PV panels and related mounting hardware.
8. PV modules create pollution during manufacturing and are hard to recycle at the end of their life.

After evaluating the pros and cons of solar electric energy, we have concluded that it is not suitable for our project. First, the cost of a PV system is outrageous compared to the overall value of this project, especially for the mandatory low-income unit. The value of this added amenity does not yield the same amount of value to the property. Second, the PV system will increase the difficulty of mechanical layout as well as create delay on construction schedule due to labor-intense installation process and inspections. Lastly, the system may not produce the ultimate electricity as planned due to the limited available roof space and the weather.

We hope that the Board of Supervisors will agree on our conclusion and not pursue for the option of solar power. As a matter of fact, with or without solar, our project along will rejuvenate this deteriorated neighborhood to become a charming and desirable place to live. Thank you.

Best Regards,



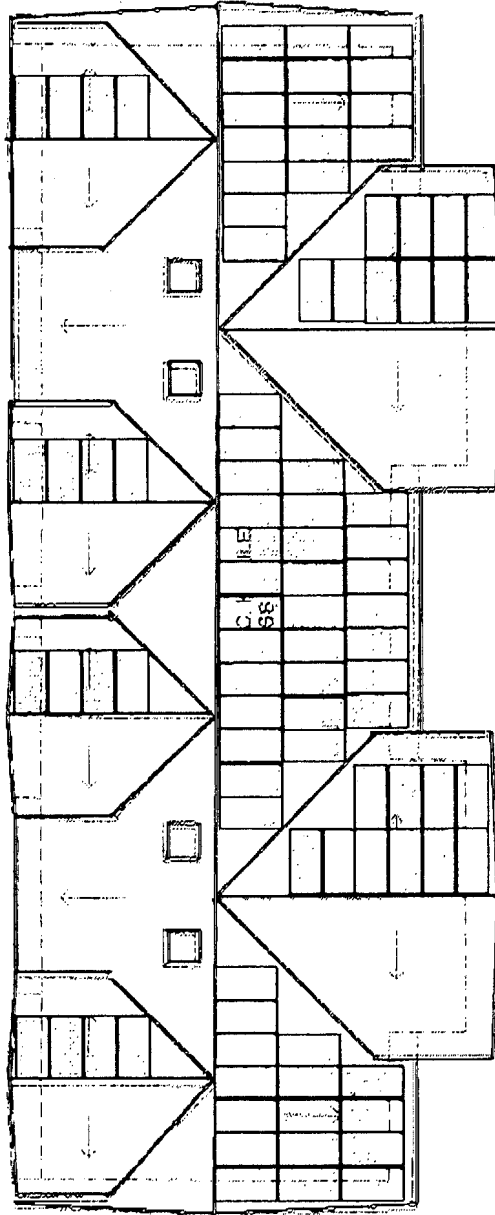
Vincent Liu
Project Manager

Aerial View

Scale: 1 in. = 15ft. 0in.
Scale: 1/16" = 1'-0"

Site Diagram

Main 100A
Electrical Service
PG&E Meter



BLDGA

Solar Equipment (wall mounted)

[1] Inverter: Xantrex GT 3.0 (3000 Watts)
Inverter dimensions: 15.9"W x 28.5"H x 5.7"D
Inverter weight: 45 Lb
Inverter includes a lockable DC Disconnect
rated for 600 VDC.

108 BP Solar Modules -
175 WATTS (BP-175B),
Flush-mounted.
Dimensions (each):
62.8"L x 31.1"W x 1.97"D
Weight (each): 34 Lb

Composition Roof
Roof pitch (20 Degrees)
Structure: 2"x6" rafters every 24"

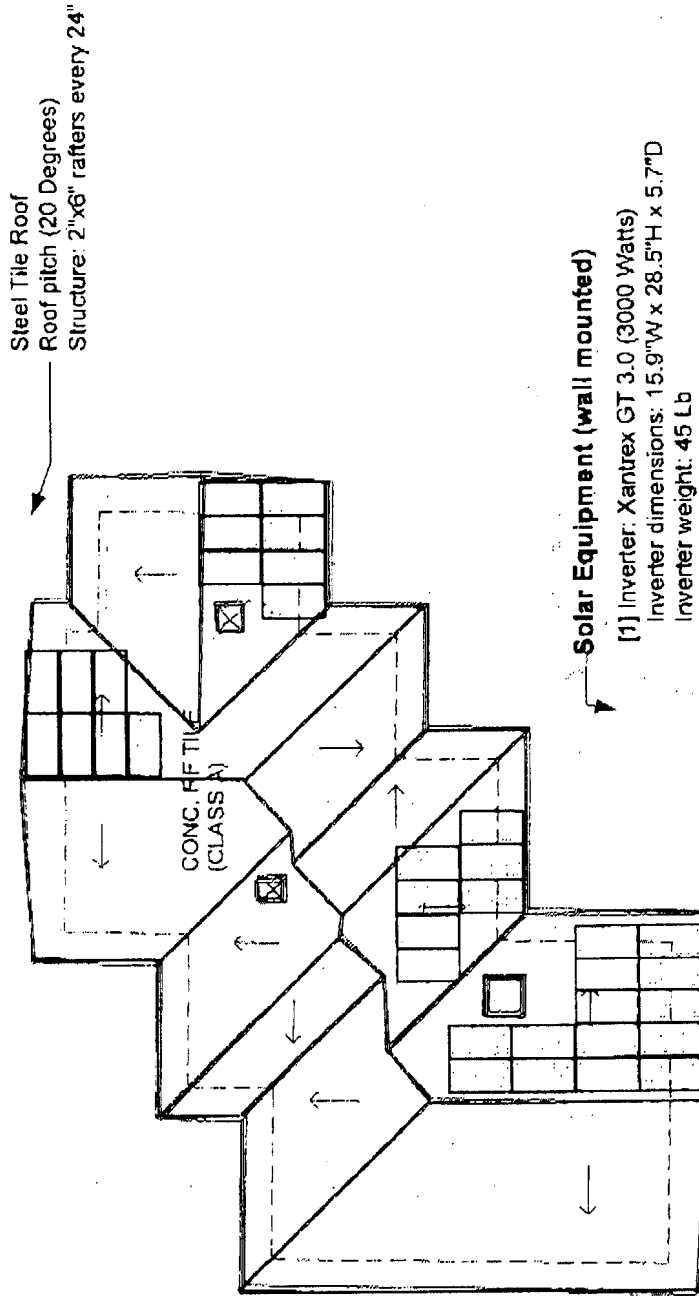
Scale: 1 in. = 15ft. 0in.

Scale: 1/16" = 1'-0"

Site Diagram

Aerial View

Scale: 1 in = 15ft. 0in.
 Scale: 1/16" = 1'-0"



Solar Equipment (wall mounted)

- [1] Inverter: Xantrex GT 3.0 (3000 Watts)
- Inverter dimensions: 15.9"W x 28.5"H x 5.7"D
- Inverter weight: 45 Lb
- Inverter includes a lockable DC Disconnect rated for 600 VDC.

RC
3/16"

BLDG B

Main 100A
 Electrical Service
 PG&E Meter

- 18 BP Solar Modules -
- 175 WATTS (BP-175B),
- Flush-mounted.
- Dimensions (each):
- 62.8"L x 31.1"W x 1.97"D
- Weight (each): 34 Lb

Scale: 1in = 15ft. 0in.

Scale: 1/16" = 1'-0"