

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

DATE: February 8, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Major Subdivision to construct a new four-story, 23-unit condominium development that includes three affordable (very low income) units and 8 units proposed under State Density Bonus law, 33 ground-level parking spaces, and bicycle lockers on a legal 18,951 sq. ft. parcel located at 206 Sequoia Avenue in the unincorporated Sequoia Tract area of San Mateo County. Approximately 385 cubic yards of grading and removal of three (3) significant trees is proposed. In conjunction with the consideration of the requested permits, it is recommended that the Planning Commission determine that no additional environmental review is required pursuant to CEQA Guidelines Section 15162.

County File Number: PLN 2022-00136 (Canyon Vista Partners, LLC)

PROPOSAL

The applicant is seeking a Major Subdivision to construct a new four-story, 23-unit residential condominium building that includes a ground-level garage for 33 parking spaces, bike lockers, and storage on a legal 18,951 sq. ft parcel in the Sequoia Tract area of San Mateo County. Three (3) of the residential units will be designated for very low-income households and 8 of the units are proposed under the State Density Bonus Law. The residential units consist of three 1-bedroom units and 20 two-bedroom units. The existing one-story single-family residence and detached accessory buildings on the property will be removed to accommodate the proposed project. Earthwork associated with the project includes 385 cubic yards (c.y.) of grading (360 c.y. of cut and 25 c.y. of fill) to accommodate the building pad and site work, and the removal of three (3) significant trees (one 15-inch diameter at breast height (dbh) Coast live oak, one 34-inch dbh Coast live oak, and one 20-inch dbh English walnut) within the building footprint.

RECOMMENDATION

That the Planning Commission approve the Major Subdivision, County File Number PLN 2022-00136, by making the required findings and adopting the conditions of approval in Attachment A.

SUMMARY

The project site is located on Sequoia Avenue, approximately 300 feet south of Woodside Road (Highway 84), at the edge of the Sequoia Tract neighborhood adjacent to single-family residential development, multi-family residential development and commercial development.

The project is consistent with the applicable policies of the General Plan, including Soil Resources, Visual Quality, General Land Use, Urban Land Use, Water Supply, Wastewater, Transportation, and the Housing Element. The project will replace an existing older 1970's single-family residential development with a new modern multi-family residential development that allows more efficient use of the underutilized parcel while maintaining its residential land use designation and maintaining compliance with the parcel's zoning and general plan land use designation, with consideration for State Density Bonus law. The project has received conditional approval from all applicable review agencies, including for continued sewer and water service. A traffic impact analysis assessment prepared for the project concluded that the project remains below the threshold to require a traffic impact study and falls below the Vehicle Miles Traveled (VMT) screening thresholds to require a VMT analysis pursuant to Senate Bill 743 and California Environmental Quality Act Guidelines Section 15064.3. The project is subject to compliance with the City/County Association of Governments of San Mateo County (C/CAG) Traffic Demand Management (TDM) Policy for trip reductions. The applicant has received conditional approval of a preliminary TDM checklist in accordance with C/CAG policy requirements.

The project parcel is zoned R-3/S-3 which supports a maximum residential density of 15 units. Pursuant to the County's Inclusionary Ordinance, a minimum of 20% (3) of the (15) units will be restricted to very low-income residents to meet the inclusionary requirement. Additionally, the project is eligible for 8 density bonus units pursuant to State Density Bonus law. Therefore, the project proposes a total of 23 condominium units. In addition to density bonuses, the project is eligible for three "incentives" or "concessions"¹, which the applicant is using for (1) reduced setbacks to allow 2nd to 4th floor balcony encroachments of up to 2 feet into the front, right side and rear yard setbacks, (2) increased lot coverage to allow 67.8% lot coverage where 50% is the maximum allowed per zoning, and (3) increased building height to 4 stories, 54 feet (to the top parapet), where 3 stories, 36 feet is the maximum allowed per zoning. Additionally, 33 onsite ground-floor parking spaces are provided as limited by State Density Bonus law, and onsite bicycle parking is provided. The County's ability to restrict or deny density bonus units or concessions from otherwise-applicable local standards is limited by State Density Bonus law, which requires that the County approve those features if the project qualifies under the law.

¹ A "concession" or "incentive" is defined as a reduction in site development standards or a modification of zoning code or architectural design requirements, or approval of mixed use zoning, or other regulatory incentives or concessions which result in identifiable and actual cost reductions (Government Code Section 65915(k)).

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15164, staff has prepared an addendum to a previously adopted Mitigated Negative Declaration for the project site.

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

DATE: February 8, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Major Subdivision, pursuant to Section 7002 of the County Subdivision Regulations, to construct a new four-story, 23-unit condominium development that includes three affordable (very low income) units and 8 units proposed under State Density Bonus law, 33 ground-level parking spaces, and bicycle lockers on a legal 18,951 sq. ft. parcel located at 206 Sequoia Avenue in the unincorporated Sequoia Tract area of San Mateo County. Approximately 385 cubic yards of grading and removal of three (3) significant trees is proposed. In conjunction with the consideration of the requested permits, it is recommended that the Planning Commission determine that no additional environmental review is required pursuant to CEQA Guidelines Section 15162.

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RECOMMENDATION

That the Planning Commission approve the Major Subdivision, County File Number PLN 2022-00136, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Olivia Boo and Summer Burlison, Project Planners

Applicant/Owner: Canyon Vista Partners, LLC (c/o Ron Grove)

Public Notification: Pursuant to Section 7013.2 (*Noticing Requirements*) of the Subdivision Regulations, ten (10) day advanced notification for the Planning Commission hearing was (a) mailed to property owners within 500 feet of the project parcel, mailed to each agency expected to provide utility or other essential facilities or services to the subdivision, emailed to members of the public who have provided email addresses, and posted in a newspaper (San Mateo Times) of general public circulation on, or by, January 28, 2023; and (b) posted on the Planning and Building Department website on, or by, January 28, 2023. A 1/8-page newspaper notice was not required as the number of owners to whom notices were mailed to was less than 1,000.

Location: 206 Sequoia Avenue, Sequoia Tract

APN: 069-341-050

Size: 18,951 sq. ft.

Existing Zoning: R-3/S-3 (Multiple-family Residential/5,000 sq. ft. lot minimum)

General Plan Designation: High Density Residential (17.5 – 87.0 dwelling units/acre)

Sphere-of-Influence: City of Redwood City

Williamson Act: Not a property under contract.

Existing Land Use: Single-family Residential and various detached accessory structures.

Water Supply: California Water Service

Sewage Disposal: Fair Oaks Sewer Maintenance District

Flood Zone: Flood zone X (area of minimal flood hazard); FEMA Panel No. 06081C0303E, effective October 16, 2021.

Environmental Evaluation: The County of San Mateo adopted a Mitigated Negative Declaration (MND) for the rezoning and amendment of the general plan land use designation for the project parcel in order to support higher density residential development on May 18, 2021. The adopted MND evaluated the environmental impacts associated with future development of the property at the maximum density under the rezoning and revised land use designation, which would accommodate 15 residential units. The current project proposes 23 residential units, which complies with zoning and general plan density allowances but also takes advantage of State Density Bonus law to achieve 8 additional units above the 15 units allowed by the zoning and general plan standards. Staff has reviewed the increase in residential units and the current project proposal and has determined that the adopted MND adequately analyzes all potential impacts of the proposed project. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15164, the current project does not introduce substantial changes requiring major revisions of the previously adopted MND due to the identification of new significant impacts or substantial increases in the severity of previously identified significant impacts. Therefore, pursuant to CEQA Guidelines, Section 15164, staff has prepared an addendum to the previously adopted MND, see Section B. The addendum demonstrates that subsequent environmental review is not required. The mitigation measures from the previously adopted MND are included as recommended conditions of approval in Attachment A.

Setting: The project site is located in the densely urbanized Sequoia Tract community and is accessed directly from Sequoia Avenue, an improved public roadway approximately 300 feet south of its intersection with Woodside Road (Highway 84). The property is located approximately 1.5 miles east of Interstate 280 and 1.5 miles west of the intersection of El Camino Real (Highway 82) and Woodside Road (Highway 84). The property is bordered by a commercial and multi-family residential development to the north, and single-family residential development to the west, south and east (across Sequoia Avenue). The project parcel is currently developed with a single-family residence built in 1978.

<u>Date</u>	<u>Action</u>
August 17, 2020	- Major Development Pre-application Public Workshop, PRE 2020-00006, for a General Plan Amendment and Rezone to R-3/S-3 (Multiple-family Residential/5,000 sq. ft. lot minimum) and a General Plan land use designation of High Density Residential (17.5 – 87.0 dwelling units per acre) to allow for higher density housing.
October 14, 2020	- General Plan Amendment and Rezone applications received, PLN 2020-00351.
January 4, 2021	- Applications deemed complete.
January 7 - 27, 2021	- Mitigated Negative Declaration public comment period for the General Plan Amendment and Rezone.

- May 18, 2021 - Board of Supervisors approval for the General Plan Amendment and Rezone.
- April 25, 2022 - Subject Application received, PLN 2022-00136.
- November 10, 2022 - Applications deemed complete.
- February 8, 2023 - Planning Commission hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with Inclusionary Housing Ordinance and State Density Bonus Law

The project proposes 23 condominium units, including 3 affordable units required under the County’s Inclusionary Housing Ordinance and 8 units allowed under State Density Bonus law.

Inclusionary Housing Ordinance

The parcel’s R-3/S-3 zoning district establishes a minimum lot area per dwelling unit of 1,250 square feet. The zoning supports a maximum residential density of 15 units on the 18,951 sq. ft. parcel. Pursuant to the County’s Inclusionary Ordinance, a minimum of 20% of the (15) units must be designated affordable. The project will comply with the Inclusionary Ordinance by restricting 20% (3) of the units to very low-income residents. Residential developments that provide inclusionary units on-site are eligible for density bonuses in compliance with the County’s Density Bonus Ordinance and State Density Bonus Law. If the County ordinance and State law conflict, State law applies. To simplify this conformance review, the project is reviewed for compliance with State Density Bonus Law.

State Density Bonus Law

a. Density Bonus

Housing projects where at least 5% of the units are restricted to very low-income residents are entitled to a State-mandated density bonus. Because the project proposes to restrict 20% of the proposed 15 units to very low-income residents, the project qualifies for a 50% density

bonus¹ (8 units²) under State law. Therefore, the project proposes a total of 23 units consisting of the 15 units allowed under local zoning, including 3 affordable units, and the 8 density bonus units.

b. Concessions

In addition to density bonuses, State law also provides “incentives” or “concessions” to projects that qualify for a density bonus. Because the project proposes to restrict 20% of the (15) total units³ to very low-income residents, State law authorizes three concessions⁴. The applicant proposes the following project concessions:

(1) Setbacks

The proposed building walls and foundation will conform to the required minimum building setbacks; however, the project includes a concession for front, rear, and right-side yard setbacks to accommodate balconies on floors 2 – 4 that will encroach approximately 2 feet into the minimum required building setbacks.

(Minimums)	Required	Proposed
Front	20 ft.	20 ft. (building) 17 ft. (balconies, floors 2-4)
Rear	20 ft.	20 ft. (building) 17 ft. (balconies, floors 2-4)
Right Side	5 ft.	5 ft. (building) 2 ft., 11 in. (balconies, floors 2-4)
Left Side	5 ft. (10-ft. storm drain easement)	10 ft. (floors 1-2) 8 ft. (balconies, floors 3-4)

There is a 10-foot storm drain easement along the left side property line that is maintained by the County of San Mateo. According to the Department of Public Works, a minimum of 25 feet of vertical clearance above grade must be maintained within this 10-foot storm drain easement. Proposed floor 3 is over 27 feet above grade.

¹ “Density bonus” means a density increase over the otherwise maximum allowable gross residential density allowed by local regulation at the time of application (Government Code Section 65915(f)).

²State law allows all density bonus calculations resulting in fractions to be rounded up to the next whole number (Government Code Section 65915(f)(5) and (q)).

³ “Total units” is defined as the number of units that excludes a unit added by a density bonus and include a unit designated to satisfy an inclusionary requirement (Government Code Section 65915(o)(6)).

⁴ A “concession” or “incentive” is defined as a reduction in site development standards or a modification of zoning code or architectural design requirements, or approval of mixed-use zoning, or other regulatory incentives or concessions which result in identifiable and actual cost reductions (Government Code Section 65915(k)).

(2) Lot Coverage

The project proposes a maximum lot coverage of 67.8% to accommodate the 23-unit condominium building, which includes lobby area, package delivery storage area, bike repair station/storage, mechanical/utility rooms, stairs/elevators, trash enclosure area, building maintenance area, residential units and balconies.

	Required	Proposed
Maximum Lot Coverage	50%	67.8%

(3) Height

The project proposes a building height of 4 stories, 54 feet (to the top parapet). The proposed height includes ground level parking and three floors of residential units, along with parapet walls on the front and side building elevations for architectural interest.

	Required	Proposed
Maximum Building Height	3 stories/36 ft.	4 stories/54 ft.

c. Parking

State Density Bonus law prohibits the requirement of onsite parking in excess of the following ratios (Government Code Section 65915(p)):

Studio – 1 Bedroom	1 space
2 Bedroom – 3 Bedroom	1.5 spaces

The project proposes three 1-bedroom units and 20 two-bedroom units. A total of 33 onsite parking spaces will be provided, including 1 accessible space and 4 spaces for EV charging. Section 6118(a) of the County’s Zoning Regulations further allows density bonus projects to provide up to 50% of the required onsite parking as compact spaces (128 square feet). The project proposes 13 compact parking spaces.

	Required
1 Bedroom Units (3)	3 spaces
2 Bedroom Units (20)	30 spaces
Total	33 spaces

The County's ability to restrict or deny density bonus units or concessions from otherwise-applicable local standards is limited by State Density Bonus law, which requires that the County approve those features if the project qualifies under the law.

2. Conformance with the General Plan

Staff has reviewed the project for conformance with the General Plan and determined that the project is in conformance with the applicable policies discussed below.

a. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) seeks to minimize soil erosion and sedimentation.

The project involves 385 cubic yards (c.y.) of grading, including 360 c.y. of cut and 25 c.y. of fill, for the building pad and site work. The parcel is a flat lot that supports an existing single-family residence that will be demolished to accommodate the new development. An erosion and sediment control plan for the project has been prepared by MacLeod and Associates and includes perimeter control (i.e., fiber roll), a stabilized construction entrance, and storm inlet protections to ensure soil and sediment is contained onsite.

b. Visual Quality

Policy 4.36 (*Urban Area Design Concept*) seeks to maintain and, where possible, improve upon the appearance and visual character of development in urban areas and ensure new development is designed and constructed to contribute to the orderly and harmonious development of the locality.

The project will revitalize and improve the development onsite by replacing an older 1970's single-story, single-family residence with a new multi-family building with modern design and construction. The proposed architectural elements, including flat roofs and elevation reliefs, and exterior materials and colors of the building work to provide visual interest and enhance the visual appearance of the proposed four-story building.

c. General Land Use

Policy 7.16 (*Land Use Objectives for Urban Areas*) and Policy 7.17 (*Appropriate Land Use Designations for Urban Areas*) encourages the designation of residential land uses in urban areas; and seeks to

maximize the efficiency of public facilities, services and utilities; and revitalize existing developed areas and discourage urban sprawl, among other goals.

The Sequoia Tract community is defined as an urban area and has a mixture of land use designations. The subject property was rezoned to R-3/S-3 (Multiple-family Residential/5,000 sq. ft. lot minimum) with a General Plan land use designation amendment to High Density Residential (17.5 - 87.0 dwelling units per acre) on May 18, 2021 (County File Number PLN 2020-00351). The project proposes to increase the density of development on the parcel from an existing 1970's single-family residence to a 23-unit condo subdivision development. Specifically, the proposed density is 34.5 dwelling units per acre (not counting density bonus units), which complies with the parcel's High Density Residential land use designation. The proposed project continues residential use of the property and has received conditional approval from California Water Service–Bear Gulch and Fair Oaks Sewer District, thus will utilize existing public utilities. The proposal will support more efficient use and redevelopment of the parcel, while maintaining its residential land use designation and maintaining compliance with the parcel's zoning and general plan land use designation, and State Density Bonus law.

d. Urban Land Use

Policy 8.15 (*Land Use Compatibility*) seeks to protect existing single-family areas from adjacent incompatible land use designations which would degrade the environmental quality and economic stability of the area and encourage a mix of appropriate land uses that would enhance neighborhood quality and support pedestrian and bicycle activity.

The project proposes a multi-family residential development on the edge of a single-family residential community to the east and commercial corridor to the west; therefore, allowing better utilization of the larger 18,951 sq. ft. parcel for a transitional buffer of multi-family residential development between the higher intensity commercial corridor along Woodside Road, the existing adjacent multi-family residential development, and the lower density single-family residential Sequoia Tract neighborhood.

Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available.

The project parcel is 18,951 sq. ft. in size. The proposed 23-unit condo building fulfills urban land use objectives by providing for

increased housing on an underutilized parcel in an urban area of the County and avoiding urban sprawl. The property is within walking distance to bus stops, Woodside Plaza and various commercial establishments on Woodside Road. The project has received preliminary approval by municipal service providers for continued services to the proposed development. Also, given the urbanized area of the project parcel, there is existing infrastructure (i.e., public transit, commercial development, etc.) to serve the proposed development.

Policy 8.35 (*Zoning Regulations*), Policy 8.36 (*Uses*), Policy 8.37 (*Density*), Policy 8.39 (*Height, Bulk, and Setbacks*), and Policy 8.40 (*Parking Requirements*) seek to ensure that development is consistent with land use designations through the continued use of zoning districts that establish specific development regulations, including but not limited to regulations for density, height, setbacks, and parking requirements.

The project parcel is zoned R-3/S-3 (Multiple-family Residential/5,000 sq. ft. lot minimum). Taking into account State Density Bonus provisions, the proposed development conforms to the R-3/S-3 zoning development standards, as discussed in Section A.3 below.

e. Water Supply and Wastewater

Water Supply Policies 10.10 (*Water Suppliers in Urban Areas*) and 10.12 (*Coordination of Water Suppliers*) consider water systems as the appropriate water supply for urban areas and seek to ensure water providers have capacity commensurate with the level of development permitted by adopted land use plans.

The project property is currently served by California Water Service, Bear Gulch District. The proposed project has been preliminarily reviewed and conditionally approved by California Water Service, Bear Gulch District for continued service to the proposed development.

Wastewater Policies 11.4 (*Adequate Capacity for Unincorporated Areas*) and 11.5 (*Wastewater Management in Urban Areas*) consider sewerage systems as the appropriate method of wastewater management in urban areas and seek to ensure adequate capacity is available for unincorporated areas.

The property is served by Fair Oaks Sewer Maintenance District. The District has confirmed that their system has sufficient capacity to accommodate the additional flows from the proposed project density and has provided conditional approval for the project. Prior to the issuance of a building permit for development, the applicant will be

required to mitigate the additional sewage to be generated by the project by completing a sanitary sewer project within the Sewer District to reduce the amount of inflow and infiltration (I/I) in its collection system. The mitigation work is necessary to offset the project's effect on Sewer District and City of Redwood City sewer capacity limitations by reducing or eliminating wet weather inflow and infiltration from the Sewer District that would otherwise be conveyed to the downstream agencies' sewer systems. The mitigation work will be limited to the Fair Oaks Sewer Maintenance District boundary and specifically determined by the District upon building permit application.

f. Transportation

Policy 12.21 (*Local Circulation Policies*) seeks to ensure local circulation systems function adequately to maximize freedom of movement for transportation users and allows adequate and safe access for various land uses.

The project site is located along Sequoia Avenue, an improved public roadway, which includes curb, gutter and sidewalk improvements commencing at the north side of the project property and extending to Woodside Road. The project includes an extension of curb, gutter and sidewalk along the property's street frontage. The project is not expected to result in an adverse impact to non-motorized travel or to existing access to amenities along Woodside Road, including public transit stops.

A traffic impact analysis assessment, prepared by RKH Civil and Transportation Engineering, was conditionally approved by the County Department of Public Works. The assessment calculated that the project will generate an estimated 11 vehicle trip ends during the afternoon peak hour of an average weekday and 140 total vehicle trip ends on an average weekday; thus, below the threshold to require a traffic impact study. However, the project is subject to the City/County Association of Governments of San Mateo County (C/CAG) Traffic Demand Management (TDM) Policy. The applicant has completed a preliminary TDM Checklist in accordance with the C/CAG policy that identifies measure that will be implemented to achieve the minimum percentage trip reduction requirements as defined by C/CAG through a combination of C/CAG's required and recommended TDM measures. These identified measures include, but are not limited to, monthly public transit or rideshare subsidies, secure bicycle storage, and reduced parking.

Additionally, the traffic impact analysis assessment uses the C/CAG Vehicle Miles Traveled (VMT) Estimation Tool to determine that the project falls below screening thresholds designed to identify projects that could result in a significant VMT impact. The project is located in an existing low VMT area and will not increase VMT. Furthermore, the proposed development will provide off-street parking in compliance with State Density Bonus law requirements, which supersede the County's local requirements.

g. Housing Element

Policy HE 43 (*Encourage Transit Oriented Development, Compact Housing, and Mixed-Use Development in Appropriate Locations*) and Policy HE 48 (*Promote Higher Density and Compact Developments*) promote higher density compact development, including residential, in appropriate locations countywide.

The project proposes a multi-family condominium subdivision development consisting of 23 units on a 18,951 sq. ft. parcel zoned for multi-family use and designated for high density development. The project parcel is adjacent to commercial and multi-family zoning districts and within walking distance to bus stops and commercial establishments along the nearby Woodside Road commercial and transit corridor where denser development is encouraged to reduce vehicular trips and provide needed housing within the County.

3. Conformance with the Zoning Regulations

The project parcel is zoned R-3/S-3 (Multiple-family Residential/5,000 sq. ft. lot minimum). Aside from the concessions mandated by State Density Bonus law, discussed in Section A.1.b., the project conforms to the applicable zoning standards as listed below:

R-3/S-3 Zoning Standards		
Standard	Required	Proposed
Minimum Average Lot Width	50 ft.	87 ft.
Minimum Lot Area	5,000 sq. ft.	18,951 sq. ft.
Minimum Lot Area per Dwelling Unit	1,250 sq. ft.	1,263 sq. ft.
Minimum Setbacks*		
Front	20 ft.	20 ft. (building) 17 ft. (balconies, floors 2-4)
Rear	20 ft.	20 ft. (building) 17 ft. (balconies, floors 2-4)
Right Side	5 ft.	5 ft. (building) 2 ft., 11 in. (balconies, floors 2-4)
Left Side	5 ft. (10 ft. storm drain easement)	10 ft. (floors 1-2) 8 ft. (balconies, floors 3-4)
Maximum Lot Coverage*	50%	67.8%
Maximum Height*	3 stories/36 ft.	4 stories/54 ft.
*Concession pursuant to State Density Bonus Law.		

Parking

See staff's discussion in Section A.1.c.

4. Conformance with the Subdivision Regulations

The proposed tentative map (Attachment D) for the major condominium subdivision has been reviewed by staff under the provisions of the County Subdivision Regulations which implement the Subdivision Map Act (California Government Code Section 66410, *et seq.*). The County's Drainage and Geotechnical Sections, Department of Public Works, Menlo Park Fire Protection District, Fair Oaks Sewer Maintenance District, and California Water Service, among other agencies, have reviewed the proposed project and found that, as conditioned, it complies with their respective standards.

In order to approve the major condominium subdivision, the Planning Commission must make the following findings as defined in Section 7013.3.b. of the Subdivision Regulations:

Subdivision Findings:

- 1.-2. That the proposed map and the design and improvements of the proposed subdivision is consistent with applicable general and specific plans. As discussed in Section A.2, the proposed subdivision would result in an increase in the number of housing units on the site and would not exceed the General Plan land use designations for the property. Additionally, all public services and infrastructure are available to serve the proposed condominium lots.

- 3.-4. That the site is physically suitable for the type and proposed density of development. The proposed subdivision will support higher residential density on a property designated for high density residential development and will comply with zoning and general plan density requirements, with the exception of the bonus units and concessions required by State Density Bonus law. The project has been reviewed and conditionally approved by all applicable agencies. The site is in an urbanized area and is relatively flat with no sensitive resources on site or in the near vicinity. The site is therefore physically suitable for the type and the proposed density of development. Additionally, the project will be supported with water provided by California Water Service-Bear Gulch District and sewer service provided by the Fair Oaks Sewer Maintenance District.

5. That the design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, as the site is not located near any water bodies or sensitive habitat areas. Additionally, the project would be required to minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Prevention Programs and General Construction and Site Supervision Guidelines throughout the duration of any subdivision improvements.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. There is no evidence to suggest that the project would create a public health problem or cause substantial environmental damage.

- 7.-8. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public-at-large for access through or use of property within the proposed subdivision. There are no existing or proposed access easements on the parcel.
9. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The Fair Oaks Sewer Maintenance District has indicated that sewer capacity is available.
10. That, since the land is not subject to a Williamson Act Contract, the finding regarding Williamson Act Contract compliance related to sustaining agricultural use is not applicable.
11. That, since the land is not located in a very high fire hazard severity zone or state responsibility area, as defined in Section 51177 of the California Government Code, the project is not subject to the fire safety provisions of Section 7013.3.c.(11) (a-c) of the County Subdivision Regulations.
12. That, since the proposed subdivision does not include land designated in the County General Plan as open space and is not located in a state responsibility area or a very high fire hazard severity zone, the finding regarding consistency with open space purposes and the requirement for a recorded restriction prohibiting the development of a habitable, industrial or commercial building or structure is not applicable.
13. That pursuant to Section 7005 of the Subdivision Regulations, in carrying out the provisions of the Subdivision Regulations, the County has considered the effect of actions taken pursuant to these regulations on the housing needs of the region and the housing needs of the County as expressed in the Housing Chapter of the County's General Plan and has balanced these needs against the public service needs of residents. The proposed subdivision will support an increase in housing supply in the unincorporated Sequoia Tract area that is expected to be more affordable as condominium units than individual detached single-family residences; therefore, offering an additional option for home ownership in this neighborhood.

In-Lieu Park Fees

Section 7055.3 (*Fees In-Lieu of Land Dedication*) of the County Subdivision Regulations requires that, as a condition of approval of the tentative map, the subdivider pay an in-lieu fee prior to recordation of the Final Map. This

fee is for acquisition, development or rehabilitation of County parks and recreation facilities, and/or to assist other providers of park and recreation facilities to acquire, develop or rehabilitate facilities that will serve the proposed subdivision. The section further defines the formula for calculating this fee. The fee for this subdivision is \$715,362.09; however, fees are based on the current land value provided by the County Assessor's Office at the time of payment and are subject to change. A worksheet showing the prescribed calculation is shown in Attachment I.

5. Tree Removal and Replacement

Section 12,012 of the County Significant Tree Ordinance defines a "Significant Tree" as a live woody plant rising above the ground with a single stem or trunk of a circumference of 38 inches or more (or 12 inches in diameter) measured at 4 1/2 feet vertical above ground. All significant trees require a permit for removal.

The project includes the removal of 3 significant trees, including one 15-inch DBH Coast live oak, one 34-inch DBH Coast live oak and one 20-inch English walnut, located within the proposed building footprint on the property. Replacement trees would be required to mitigate the loss of significant trees at a 1:1 ratio, minimum 15-gallon size stock. Additionally, as required under the County's Significant Tree Ordinance, a tree protection pre-site inspection will be required to ensure that all trees to remain are adequately protected prior to the start of any grading and/or construction activity.

B. ENVIRONMENTAL REVIEW

The County of San Mateo adopted a Mitigated Negative Declaration (MND) for the rezoning and amendment of the general plan land use designation for the project parcel in order to support higher density residential development on May 18, 2021. The adopted MND evaluated the environmental impacts associated with future development of the property at the maximum density under the rezoning and revised land use designation, which would accommodate 15 residential units. The current project proposes 23 residential units, which complies with zoning and general plan density allowances but also takes advantage of State Density Bonus law to achieve 8 additional bonus units above the 15 units allowed by the zoning and general plan standards. Staff has reviewed the increase in residential units and the current project proposal and has determined that the adopted MND adequately analyzes all potential impacts of the proposed project. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15164, the current project does not introduce substantial changes requiring major revisions of the previously adopted MND due to the identification of new significant impacts or substantial increases in the severity of previously identified significant impacts. Therefore, pursuant to CEQA Guidelines, Section 15164, staff has prepared the

below addendum to the previously adopted MND. The addendum demonstrates that subsequent environmental review is not required. The mitigation measure from the previously adopted MND is included as recommended conditions of approval in Attachment A.

Addendum to the Mitigated Negative Declaration for the General Plan Amendment and Rezone

This addendum analyzes the impacts of the proposed project for 23 residential units and 385 cubic yards of grading, which is an increase in density of 8 residential units and adds construction grading that was not foreseen and/or contemplated in the adopted Mitigated Negative Declaration (MND) for the General Plan Amendment and Rezone (PLN 2020-00351). Staff has reviewed the proposed project against the previously adopted MND and provides an updated analysis below for those applicable relevant environmental factors, including air quality, geology/soils, utilities and service systems, and transportation.

The proposed 23-unit residential condominium subdivision development remains subject to the Bay Area Air Quality Management District's (BAAQMD's) Basic Construction Mitigation Measures, including any subsequently BAAQMD adopted requirements, to minimize any potential temporary exposure of pollutants to nearby sensitive receptors to a less than significant level. Additionally, the increase in units from 15 to 23 would continue to fall below the BAAQMD's greenhouse gas (GHG) screening criteria for multi-family residential condominium development pursuant to Table 3-1 of the BAAQMD's May 2017 CEQA Guidelines.

As with the original project, construction will be subject to the California Building Code in effect at that time, which would require compliance with seismic code standards to maximize structural integrity and minimize loss of life or property in the event of an earthquake. Therefore, the project's potential to indirectly cause substantial adverse effects, including the risk of loss, injury, or death with respect to earthquake fault rupture would be remain less-than-significant.

As with the original project, construction would be required to adhere to the County's Erosion and Sediment Control Plan Best Management Practices for construction sites. Additionally, preliminary conditional approval has been provided by the Fair Oaks Sewer Maintenance District and California Water Service-Bear Gulch District, for adequate sewage and water service to the proposed 23-residential-unit development. Mitigation Measure 1 from the previously adopted MND for sewer mitigation remains applicable for the increase in units, as confirmed by the Fair Oaks Sewer Maintenance District, and has been retained in the recommended project conditions of approval (Attachment A). With the exception of extending curb, gutter and sidewalk improvements along the project parcel's street frontage, the proposed development will be contained within the subject property's boundaries.

A traffic impact analysis assessment prepared for the proposed development has been reviewed and conditionally approved by the Department of Public Works for adequacy. The assessment concluded that the revised project, with 23 residential units, remains below the threshold to require a traffic impact study and below VMT screening thresholds to require a VMT analysis pursuant to Senate Bill 743 and CEQA Guidelines Section 15064.3. Therefore, the revised project would continue to have a less-than-significant VMT impact. The project is subject to compliance with C/CAG's TDM Policy for trip reduction, which is included in the recommended conditions of approval in Attachment A.

Staff has reviewed all areas of the MND and has determined that the revised project would not result in any new or increased impacts beyond those described for the original project.

C. REVIEWING AGENCIES

County of San Mateo Building Inspection Section (Drainage and Geotechnical)
County of San Mateo Department of Public Works
County of San Mateo Department of Housing
County of San Mateo Environmental Health Services
County of San Mateo Parks Department (Arborist)
Menlo Park Fire Protection District
California Department of Transportation
District 4 California Water Service – Bear Gulch District
Fair Oaks Sewer Maintenance District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (County File Number PLN2020-00351)
- C. Vicinity Map
- D. Plans
- E. Public Workshop Summary Letter, dated March 15, 2022
- F. Arborist Report, revised March 6, 2022
- G. Traffic Impact Analysis Assessment, revised May 4, 2022
- H. Park In-Lieu Fee Worksheet

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2022-00136 Hearing Date: February 8, 2023

Prepared By: Olivia Boo and Summer Burlison, For Adoption By: Planning Commission
Project Planners

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That only minor modifications to the Mitigated Negative Declaration adopted on May 18, 2021 are necessary, and are provided in the Addendum included in Section B of the Planning Commission staff report dated February 8, 2023, and that the minor modifications do not constitute substantial changes requiring major revisions to the previously adopted Mitigated Negative Declaration, and no new mitigation measures are required. The previously adopted mitigation measure is included as a condition of approval below.
2. That the Planning Commission has considered the Addendum to the Mitigated Negative Declaration adopted on May 18, 2021 (Section B of the Planning Commission staff report dated February 8, 2023), along with the previously adopted Mitigated Negative Declaration, and determined no new significant environmental effects or substantial increase in the severity of environmental effects will occur and therefore that further environmental review is not required, pursuant to Section 15162 of the CEQA Guidelines. The previously adopted mitigation measure is included as a condition of approval below.

Regarding the Major Subdivision, Find:

3. That the proposed map and the design and improvements of the proposed subdivision is consistent with applicable general and specific plans. As discussed in Section A.2 of the Planning Commission staff report dated February 8, 2023, the proposed subdivision would result in an increase in the number of housing units on the site and would not exceed the General Plan land use designations for the property, with the exception of units mandated by the State Density Bonus Law. Additionally, all necessary public services and infrastructure are available to serve the proposed condominium lots.

4. That the site is physically suitable for the type and proposed density of development. The proposed subdivision will support higher residential density on a property designated for high density residential development and will comply with zoning and general plan density requirements, with the exception of units mandated by State Density Bonus Law. The project has been reviewed and conditionally approved by all applicable agencies. The site is in an urbanized area and is relatively flat with no sensitive resources on site or in the near vicinity. The site is therefore physically suitable for the type and the proposed density of development. Additionally, the project will be supported with water provided by California Water Service-Bear Gulch District and sewer service provided by the Fair Oaks Sewer Maintenance District.
5. That the design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, as the site is not located near any water bodies or sensitive habitat areas. Additionally, the project would be required to minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Prevention Programs and General Construction and Site Supervision Guidelines throughout the duration of any subdivision improvements.
6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. There is no evidence to suggest that the project would create a public health problem or cause substantial environmental damage.
7. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public-at-large for access through or use of property within the proposed subdivision. There are no existing or proposed access easements on the parcel.
8. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The Fair Oaks Sewer Maintenance District has indicated that sewer capacity is available.
9. That, since the land is not subject to a Williamson Act Contract, the finding regarding Williamson Act Contract compliance related to sustaining agricultural use is not applicable.
10. That, since the land is not located in a very high fire hazard severity zone or state responsibility area, as defined in Section 51177 of the California Government Code, the project is not subject to the fire safety provisions of Section 7013.3.c.(11) (a-c) of the County Subdivision Regulations.

- 11. That, since the proposed subdivision does not include land designated in the County General Plan as open space and is not located in a state responsibility area or a very high fire hazard severity zone, the finding regarding consistency with open space purposes and the requirement for a recorded restriction prohibiting the development of a habitable, industrial or commercial building or structure is not applicable.

- 12. That pursuant to Section 7005 of the Subdivision Regulations, in carrying out the provisions of the Subdivision Regulations, the County has considered the effect of actions taken pursuant to these regulations on the housing needs of the region and the housing needs of the County as expressed in the Housing Chapter of the County's General Plan and has balanced these needs against the public service needs of residents. The proposed subdivision will support an increase in housing supply in the unincorporated Sequoia Tract area that provides an alternative to individual detached single-family residences; therefore, offering an entry-level option for home ownership in this neighborhood.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

- 1. This approval only applies to the proposal, documents and plans described in this report and approved by the Planning Commission on February 8, 2023. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with this approval.

- 2. This subdivision approval is valid for two (2) years, during which time a final map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Division upon written request and payment of any applicable extension fees prior to the expiration date.

- 3. A building permit shall be applied for and obtained from the Building Inspection Section prior to demolishing any existing on-site structures. A demolition permit shall be finalized for the removal of all on-site structures prior to recordation of the final map.

- 4. Prior to recordation of the final map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by County Subdivision Regulations, Section 7055.3. The fees shall be based upon the assessed value of the project parcel at the time of payment and calculated as shown on the attached worksheet.

5. Prior to recordation of the final map, the applicant shall submit to the Current Planning Section for review and approval the proposed common area Covenants, Conditions, and Restrictions (CC&Rs). Once approved, the CC&Rs shall be recorded with the final map and become binding upon all parcels created by this project. This document shall expressly address maintenance of common areas, landscaping, stormwater treatment/control devices and the private driveway and shared utilities therein.
6. The approved exterior colors and materials shall be submitted as part of the building permit application. Color and material verification shall occur in the field after the applicant has applied the approved materials and colors but before a final building inspection has been scheduled.
7. The applicant shall provide “finished floor elevation verification” to certify that the structures are actually constructed at the height shown on the submitted and approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural grade or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section of the plans submitted for building permit.
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

- f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
8. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
9. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit; these plans should be in accordance to the plans prepared by MacLeod and Associates, and approved by the Drainage Section and Current Planning Section. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
10. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
11. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
12. For the final approval of the building permit, the property owner shall ensure the performance of the following activities within 30 days of the completion of grading at the project site: (a) The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

13. Per Section 9296 of San Mateo County's Grading and Land Clearing Ordinance, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
14. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of any ground disturbing activities.
15. No site disturbance shall occur, including any tree/vegetation removal or grading, until a building permit has been issued.
16. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Woodside Road and Rutherford Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Woodside Road and Rutherford Avenue. There shall be no storage of construction vehicles in the public right-of-way.
17. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide the required information and forms.
18. The selected plant materials shall consist of California native, non-invasive drought tolerant species.
19. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides and pesticides which can contribute to runoff pollution.

20. The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section for permit:
 - a. Water all active construction areas at least twice daily.
 - b. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
 - c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
 - e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
21. No additional significant trees, beyond the three (3) identified in the staff report, are approved for removal. Any additional tree removal is subject to the San Mateo County Significant Tree Ordinance and may require a separate permit for removal.
22. The applicant shall preserve all significant trees authorized for removal until after:
 - a. The plans submitted for building permit for the approved development, or the subdivision improvements, demonstrates the necessity to remove the tree; and
 - b. A building permit for development, or construction of subdivision improvements, has been issued.
23. Prior to issuance of a demolition or construction permit, a tree protection plan shall be submitted for review and approval in accordance with Section 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance. Additionally, a tree pre-site

inspection shall be passed prior to the issuance of a demolition or construction permit to ensure approved tree protection measures, including those recommended by a certified arborist as required by the relevant provisions of the County's Significant Tree Ordinance, have been satisfactorily implemented.

24. Tree protection measures will be required as identified by the project arborist for tree No. 5, Black walnut, located on the neighboring parcel.
25. All significant trees approved for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. Proposed replacement trees shall be shown on a Tree Planting Plan or Landscape Plan included in construction plans submitted for building permit review. The Plan shall include species, size, and location of all replacement trees. The Planning Department shall verify the approved plantings prior to final building inspection.
26. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).

Mitigation Measure from the previously adopted Mitigated Negative Declaration

27. Mitigation Measure 1: The applicant shall be responsible for the cost of designing, constructing, and managing a sanitary sewer project within the Fair Oaks Sewer Maintenance District boundary to reduce the amount of inflow and infiltration in its collection system and to offset additional flows generated from any future development of the project parcel. The design of the sanitary sewer project must be completed and approved by the Fair Oaks Sewer Maintenance District prior to the issuance of a building permit on the project property.

Drainage Section

28. The project shall comply with the County drainage policy to prevent stormwater from development from flowing across property lines. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. A final C.3 and C.6 Development Review Checklist, drainage analysis/drainage report, and drainage plan prepared by a registered Civil Engineer shall be provided at the time of building permit submittal.
29. The project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Regulated Projects Guide for assistance in implementing LID measures at the site.

30. The design of biotreatment measures shall be consistent with technical guidance for the applicable type of biotreatment measure provided in Chapter 6 of the C.3 Regulated Projects Guide.
31. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Community Development Director) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control measures according to the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and included in the CC&Rs.
32. The property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.
33. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.
34. The approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.
35. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems and runoff controls. A statement to that effect shall be made a part of the Maintenance Agreement and CC&Rs recorded for the property.
36. The property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.

Geotechnical Section

37. A Geotechnical Report shall be submitted with the building permit application; the report shall be updated to the current codes. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report submitted for building permit application. For a

vacant site, the Geotechnical Report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

Department of Public Works

38. The County of San Mateo is subject to the City/County Association of Governments of San Mateo County (C/CAG) Land Use Impact Analysis Program Policy, also known as the "Transportation Demand Management (TDM) Policy". Any new development project that would generate at least 100 Average Daily Trips (ADT) must comply with the TDM Policy. Projects subject to the TDM Policy must prepare a TDM Checklist that meets C/CAG's required trip reduction targets through required and recommended TDM measures. Requirements are detailed on C/CAG's website at <https://ccagtdm.org/>

The proposed project is projected to generate at least 100 ADT and therefore must comply with the TDM Policy. The applicant has submitted a preliminary TDM Checklist in accordance with the C/CAG policy, which has been reviewed by staff. Prior to the issuance of any building permit, the property owner(s) shall submit a Final TDM Plan with TDM Checklist to the Current Planning Section that demonstrates compliance with the C/CAG TDM Policy, subject to review and approval by the Community Development Director. The Final TDM Plan shall:

- a. Describe how the project will achieve the minimum percentage trip reduction requirements as defined by C/CAG through a combination of C/CAG's required and recommended TDM measures, as outlined in the C/CAG TDM Checklist.
- b. Detail how the project will achieve each identified TDM measure; and
- c. Commit to monitoring and reporting requirements, including providing an ongoing point of contact for TDM measure implementation and coordination, documentation of achievement of identified TDM measures, completion of TDM Self-Certification Forms and project occupant surveys every two years for the initial six years after project occupancy, and completion of TDM Self-Certification Forms and project occupant surveys every three years after the initial six years, until post-occupancy year 20.

The approved Final TDM Plan must be implemented to the satisfaction of the Community Development Director prior to the occupancy of any project structures. Facilities, programs, monitoring, and reporting requirements of the approved Final TDM Plan, or comparable measures approved by C/CAG and/or the Community Development Director, shall be maintained and implemented for the life of the project. The County reserves the right to assess and monitor compliance with the Final TDM Plan. In the event there

are concerns regarding compliance with implementation of the Final TDM Plan, the County and property owner(s) shall confer to discuss appropriate corrective actions.

39. The applicant shall update the preliminary C/CAG TDM Checklist to check "M9" to reflect that that the project provides continuous sidewalk.
40. The applicant shall revise the language on the TDM Measure narrative on page 1 to the following:

"5. M9 – Design Streets to Encourage Bike/Ped Access (1%): As stated in C/CAG Transportation Demand Management (TDM) Policy Compliance Comments dated 9/27/2022: "Sequoia Avenue is a residential street with 1 lane in each direction and parking on each side. The width does not allow for provision of a bike lane on this street, nor is it called for by the unincorporated San Mateo County Active Transportation Plan (<https://www.smcsustainability.org/livable-communities/active-transportation/unincorporated-smc-active-transportation-plan/>) The recommendation for a bicycle lane should be removed from the project." The project will add continuous sidewalk to meet this required measure."
41. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist providing for this access, prior to issuance of the building permit or recordation of the final map.
42. The project may not encroach on the County storm drain easement. Exception may be allowed for balconies overhanging the easement if the clearance above grade is a minimum of 25 feet to allow equipment to access the storm drain for repairs.
43. Prior to recording the final map, the applicant will be required to submit to the Department of Public Works a complete set of improvement plans including all provisions for roadways, driveways, utilities, storm drainage, and stormwater treatment, all in accordance with the County Subdivision Regulations, County Standard Details, County Drainage Policy and NPDES permit. Improvement plans must be accompanied by a plan review deposit in the amount of \$1,000 made payable to the County of San Mateo Department of Public Works. Upon the Department of Public Works' approval of the improvement plans, the applicant will be required to execute a Subdivision Improvement Agreement and post securities with the Department of Public Works as follows:
 - a. Faithful Performance - 100% on the estimated cost of constructing the improvements.
 - b. Labor and Materials - 50% of the estimated cost of constructing the improvements.

44. The applicant shall submit a Parcel Map to the Department of Public Works County Surveyor for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter-Department conditions have been met.
45. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.
46. The applicant shall apply for an apportionment of the existing Sequoia Tract Storm Drainage Assessment District assessment on the property to the parcels created by this subdivision.
47. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. Prior to the issuance of the building permit, the applicant shall submit a plan with construction details conforming with County standards, and a drainage analysis including narrative and calculations showing pre-development and post-development runoff onto and off of the parcel(s) demonstrating compliance with the Policy for review and approval by the Department of Public Works.
48. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
49. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
50. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

County Department of Housing

51. The affordable units must remain affordable for at least 55 years and be reserved for very low-income households. To assure the continued affordability, a deed restriction shall be recorded prior to the building permit certificate of occupancy to ensure compliance.
52. The applicant shall enter into and record an affordability agreement in a form approved by the Department of Housing.

Menlo Park Fire Protection District (MPFPD)

53. The project shall comply with the 2022 California Building/Fire Codes and local amendments.

Access

54. Aerial Ladder Access shall be established along Sequoia Ave fronting the development. The aerial ladder placement shall meet the prescriptive distance requirements outlined in CFC Appendix D105. The following are general Access requirements that apply to the subject project:
 - a. Overhead Electrical Obstruction – Overhead Electrical Utility power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.
 - b. All Emergency Vehicle Access (EVA) Roadways shall be “Publicly Recorded with the County of San Mateo Accessors Office”
 - c. Fire apparatus roadways, including public and private streets and in some cases, driveways used for vehicle access, shall be capable of supporting the imposed weight of a 75,000-pound (34,050 kg) fire apparatus and shall be provided with an all-weather driving surface. Only paved or concrete surfaces are considered to be all weather driving surfaces. CFC 2019, Appendix D.
 - d. NOTE ON FIELD PLAN: All curbing located within the complex that has not been assigned as onsite parking shall be designated as “No Parking Fire Lane”. All fire lanes shall comply with MPFPD standard for “Designation and Marking of Fire Lane”. Provide a complete no parking-fire lane stripping plan with no parking signage in accordance with MPFPD standard on subsequent submittal: a. Required no parking signage shall be installed at an approved location at entrances.
 - e. NOTE ON FIELD PLAN: Fire apparatus roadways, including public or private streets or roads used for vehicle access shall be installed and in

service prior to construction. Fire protection water serving all hydrants shall be provided as soon as combustible material arrives on the site. Prior to combustible material arriving on the site, contact the Menlo Park Fire Protection District to schedule an inspection of roadways and fire hydrants. CFC 2019.

- f. For buildings 30 feet (9144 mm) and over in height above natural grade, the required fire apparatus access roadway shall be a minimum of 26 feet (7925 mm) in width and shall be positioned parallel to at least one entire side of the building, and the fire lane shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building. CFC 2019, Appendix D105: a. Fire District staging areas shall be determined for Aerial Ladder Truck Minimum and Maximum climbing angles, if a climbing angle is less than 50 degrees the roadway shall be adjusted to comply to the charging condition listed above. Note Aerial Ladder requires minimum 4-foot setback on any side to allow for outriggers.
55. Water Supply: Direct access to the fire sprinkler riser shall be required.
- a. The applicant shall provide fire flow information through a separate engineered plan showing how this is to be achieved. This document shall be submitted to Menlo Park Fire Protection District for review and approval prior to issuance of building permits. CFC 2019, Sec. 507.5.1, Appendix B, Section 105.2 and Table 105.1
 - b. A Public hydrant is required at 206 Sequoia Ave. All hydrants shall comply to the following: a. All fire hydrants shall be wet barrel standard steamer type with 1-4 1/2-inch (114.3 mm) and 2-2 1/2-inch (63.5 mm) outlets. MPFPD CFC Sec. 507.5.1, Appendix C
 - c. Fire hydrants and fire appliances (fire department connections and post indicator valves) shall be clearly accessible and free from obstruction.
56. Means of egress components shall include exit pathway throughout use, exit stairwells, exit enclosure providing access to exit doors, door hardware, exit signs, exit illumination and emergency lighting shall comply to CFC/CBC Chapter Ten.
57. A man door providing direct access to the Sprinkler Riser Assembly (for each building) shall require signage on the door accessing the riser that states: "Riser Room", or agreed upon language.
58. Approved plans and approval letter must be on site at the time of inspection by the Menlo Park Fire Protection District.
59. Final acceptance of this project is subject to field inspection.

60. Upon completion of work and prior to closing the ceiling, contact Deputy Fire Marshal Bob Blach of the Menlo Park Fire Protection District at 650/688-8430 to schedule a final inspection. 48 HOURS NOTICE IS REQUIRED FOR ALL INSPECTIONS.

California Water Service-Bear Gulch

61. The owner shall install reduced pressure backflow devices on all service to the property.

Fair Oaks Sewer Maintenance District

62. The Fair Oaks Sewer Maintenance District will allow the proposed additional 23-unit connections provided that all associated fees are paid. The Sewer District will require the applicant to purchase the additional sewer connections and obtain all appropriate permits for the installation of the connections. The fees for new sewer connections will be calculated based on the plans submitted prior to final approval of the building plans. The Sewer District records indicate that the property has one existing sewer connection.
63. The Fair Oaks Sewer District may require payment of additional sewer connection fees and sewage treatment capacity fees.
64. The project must connect to the Fair Oaks Sewer District main with an individual 6-inch sewer lateral.
65. Detailed plans showing the proposed sewer connections shall be submitted to the Fair Oaks Sewer District for review prior to final approval of the building plans. The plans shall indicate the location of the existing and proposed sewer laterals.
66. A sewer inspection permit (SIP) must be obtained to cap the existing sewer lateral prior to demolition of the existing building. A SIP may be obtained from the Sewer District office at 555 County Center, 5th Floor, Redwood City.
67. The applicant shall pay a plan review fee in the amount of \$300 prior to issuance of a demolition or building permit for the project. Payment shall be made to the County of San Mateo.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

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

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

FILE NO.: PLN2020-00351

OWNER: Canyon Vista Partners, LLC

APPLICANT: Canyon Vista Partners, LLC (c/o Ron Grove)

ASSESSOR'S PARCEL NO.: 069-341-050

LOCATION: 206 Sequoia Avenue, unincorporated Redwood City (Sequoia Tract)

PROJECT DESCRIPTION

The project proposes to rezone an existing 18,951 sq. ft. parcel from single-family residential (R-1/S-74) to multi-family residential (R-3/S-3) zoning and amend the General Plan designation from Medium Density Residential to High Density Residential. The project does not include a development proposal.

While no development is proposed at this time, the proposed rezone and General Plan Amendment would allow a future proposal of up to a maximum of 15 residential units on the property. Any future development proposal would be subject to County review at the time of proposal, including environmental review, as applicable, for compliance with CEQA.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.

- b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
- c. Create impacts for a project which are individually limited, but cumulatively considerable.
- d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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

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

Mitigation Measure 1: The applicant shall be responsible for the cost of designing, constructing, and managing a sanitary sewer project within the Fair Oaks Sewer Maintenance District boundary to reduce the amount of inflow and infiltration in its collection system and to offset additional flows generated from any future development of the project parcel. The design of the sanitary sewer project must be completed and approved by the Fair Oaks Sewer Maintenance District prior to the issuance of a building permit on the project property.

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached, or available on the Department's CEQA Documents website at: <https://planning.smcgov.org/ceqa-docs>.

REVIEW PERIOD: January 7, 2021 to January 27, 2021

All comments regarding the correctness, completeness, or adequacy of this Mitigated Negative Declaration must be received (mail, fax, or email) by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063, Fax: 650/363-4849, or sburlison@smcgov.org no later than **5:00 p.m., January 27, 2021**. Please be aware that the Planning and Building Department office is temporarily closed due to COVID-19.

CONTACT PERSON

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



Summer Burlison, Project Planner

County of San Mateo
Planning and Building Department

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

1. **Project Title:** General Plan Amendment and Rezone
2. **County File Number:** PLN2020-00351
3. **Lead Agency Name and Address:** County of San Mateo, 455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Summer Burlison, Project Planner; 650/363-1815; sburlison@smcgov.org
5. **Project Location:** 206 Sequoia Avenue, unincorporated Redwood City (Sequoia Tract)
6. **Assessor's Parcel Number and Size of Parcel:** 069-341-050; 18,951 sq. ft.
7. **Project Sponsor's Name and Address:** Canyon Vista Partners, LLC, 865 Sweeney Avenue, Redwood City, CA 94063
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A
9. **General Plan Designation:** Medium Density Residential
10. **Zoning:** R-1/S-74 (Single-family Residential/Sequoia Tract)
11. **Description of the Project:** The project proposes to rezone an existing 18,951 sq. ft. parcel from single-family residential (R-1/S-74) to multi-family residential (R-3/S-3) zoning and amend the General Plan designation from Medium Density Residential to High Density Residential. The project does not include a development proposal.

While no development is proposed at this time, the proposed rezone and General Plan Amendment would allow a future proposal of up to a maximum of 15 residential units on the property. Any future development proposal would be subject to County review at the time of proposal, including environmental review, as applicable, for compliance with CEQA.

12. **Surrounding Land Uses and Setting:** The project site is located in the densely urbanized Sequoia Tract community and is accessed directly from Sequoia Avenue, an improved public roadway approximately 300 feet south of its intersection with Woodside Road (Highway 84). The property is located approximately 1.5 miles east of Interstate 280 and 1.5 miles west of the intersection of El Camino Real (Highway 82) and Woodside Road (Highway 84). The property is bordered by a commercial and multi-family residential development to the north, and single-family residential development to the west, south and east (across Sequoia Avenue). The project parcel is currently developed with a single-family residence built in 1978.

13. **Other Public Agencies Whose Approval is Required:** None
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:** No California Native American tribes have requested consultation pursuant to Public Resources Code Section 21080.3.1.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Significant Unless Mitigated” as indicated by the checklist on the following pages.

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
<p>Discussion: The project parcel is not located in a scenic vista area. The area in and around the parcel is highly urbanized and developed with varying levels of density and intensity. Furthermore, the project does not propose any development. Given the site and surrounding setting, future redevelopment of the property would not have a substantial adverse impact on a scenic vista, views from existing residential areas, public lands, water bodies, or roads.</p> <p>Source: Project location; Project proposal.</p>				

1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p>Discussion: The project parcel is not located within a state scenic highway. In addition, there are no buildings of historical significance or rock outcroppings located on the property.</p> <p>Source: Project location; Project proposal.</p>				
1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
<p>Discussion: The project involves a rezone and general plan amendment from single-family residential zoning and medium density land use designation to multi-family residential zoning and high density residential land use designation. Given the highly urbanized area and surrounding development densities, there are no scenic qualities of unique or special interest that would be impacted by the rezone and general plan amendment, or future redevelopment of the property.</p> <p>Source: Project location; Project proposal.</p>				
1.d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
<p>Discussion: The project will not introduce any new sources of light or glare as no development is proposed. Given the urbanized nature of the surrounding area, any future redevelopment of the project parcel is not expected to create a new source of substantial light and/or glare that would adversely affect day or nighttime views in the area.</p> <p>Source: Project location; Project proposal.</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p>Discussion: The project parcel is not located adjacent to a Scenic Highway or within a State or County Scenic Corridor.</p> <p>Source: Project location.</p>				

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p>Discussion: The project parcel is not located within a Design Review District.</p> <p>Source: Project location; San Mateo County Zoning Map.</p>					
1.g.	Visually intrude into an area having natural scenic qualities?				X
<p>Discussion: Refer to staff's discussion in Section 1.a, 1.b, and 1.c, above.</p> <p>Source: Project location; Project proposal.</p>					

<p>2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project parcel is designated as "Urban and Built-up Land", and therefore does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</p> <p>Source: California Department of Conservation, Farmland Mapping and Monitoring Program Map (2018), accessed December 3, 2020.</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X

<p>Discussion: The project parcel is not zoned for agriculture, protected by an existing Open Space Easement or a Williamson Act contract.</p> <p>Source: Project location; San Mateo County Zoning Map; San Mateo County Agricultural Preserves Map.</p>					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p>Discussion: The project parcel is located in a densely urbanized area of unincorporated Redwood City and therefore is not in an area identified as Farmland, suitable for agricultural activities, or considered forestland area.</p> <p>Source: Project location.</p>					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p>Discussion: The project parcel is not located within the Coastal Zone.</p> <p>Source: Project location.</p>					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
<p>Discussion: The project parcel has not been identified as containing agricultural lands. The project site is classified as “urban land” according to the U.S. Department of Agriculture Natural Resources Conservation Service. Given the size of the parcel and the urbanized nature of the project area, there is no damage to soil capability or loss of agricultural land associated with the project, or that would result from future development.</p> <p>Source: United States Department of Agriculture Natural Resources Conservation Service, Web Soil Survey, accessed December 3, 2020.</p>					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				X

Discussion: The project will result in an increase in the allowable density of development but will continue the designated use of the property for residential. In addition, the project parcel is not located in an area identified as forestland, timberland, or timberland zoned for timberland production.

Source: Project location; Project proposal; San Mateo County Zoning Map.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?				X

Discussion: The rezoning of the property will not conflict with or obstruct implementation of any applicable air quality plan as no development or construction activity is proposed.

Source: Project proposal; Bay Area Air Quality Management District (BAAQMD), 2017 Bay Area Clean Air Plan.

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			X	
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Discussion: The project will not generate any increase in criteria pollutant as the project does not propose any development. Future development would be subject to compliance with the Bay Area Air Quality Management District's (BAAQMD) Basic Construction Mitigation Measures, and any subsequently adopted requirements, to minimize any potential temporary increases in fugitive dust and exhaust emissions throughout construction to a less than significant level.

Source: Project proposal; BAAQMD CEQA Guidelines, May 2017.

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?				X
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Discussion: The project will not expose sensitive receptors to substantial pollutant concentrations as the project does not propose any development. Future construction may result in temporary emissions which have the potential to adversely impact nearby sensitive receptors (i.e., single-family residences); however, such future construction would be subject to the BAAQMD's Basic Construction Mitigation Measures, including any subsequently adopted requirements, to minimize any potential temporary exposure of pollutants to nearby sensitive receptors to a less than significant level.

Source: Project proposal; Project location; BAAQMD CEQA Guidelines, May 2017.

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X
<p>Discussion: The rezoning of the property will not generate any emissions as the project does not propose any development. Future development may result in temporary noise and odor emissions during construction; however, future noise emission associated with construction would be regulated by the County's Noise Ordinance and any odors generated from future construction would be temporary and minimal.</p> <p>Source: Project proposal; San Mateo County Noise Ordinance.</p>				

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?				X
<p>Discussion: The project site is located in a highly urbanized area of unincorporated Redwood City with the project parcel supporting existing residential development. There are no State or Federal mapped protected species located on the project site.</p> <p>Source: Project location; California Natura Diversity Database.</p>				
4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?				X
<p>Discussion: There are no riparian habitats or other sensitive natural communities located within the project area.</p> <p>Source: Project location; San Mateo County General Plan, Sensitive Habitats Map.</p>				
4.c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh,				X

vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
<p>Discussion: There are no wetlands located within the project area.</p> <p>Source: Project location.</p>				
4.d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p>Discussion: There are no wildlife corridors or wildlife nursery sites in the project area. Given the urbanized nature of the project area, there are no substantial threats to native or migratory wildlife species.</p> <p>Source: Project location; Project proposal.</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<p>Discussion: The rezoning does not conflict with any local policies or ordinances protecting biological resources. Future development of the parcel may involve the removal of significant trees on the property; however, any such tree removal will be subject to County approval and regulated by the County's Significant Tree Ordinance. Furthermore, the project parcel does not contain any heritage trees.</p> <p>Source: Project proposal; San Mateo County Significant Tree Ordinance.</p>				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
<p>Discussion: There is no Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plans associated to the project parcel.</p> <p>Source: California Department of Fish and Wildlife, California Natural Community Conservation Plans Map, accessed December 3, 2020.</p>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: The project parcel is not located inside or within 200 feet of a marine or wildlife reserve.</p>				

Source: Project location; United States Fish and Wildlife Service, National Wildlife Refuge System, accessed December 3, 2020.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: The rezoning will not result in loss of oak woodlands or other non-timber woodlands as no physical changes onsite are proposed with the rezoning of the property.					
Source: Project proposal.					

5. CULTURAL RESOURCES. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
Discussion: The project site consists of existing residential development built in 1978 and is not listed on any State or local historical registry. Thus, the rezoning, or any future redevelopment of the site, will not cause a substantial adverse impact to a historical resource.					
Source: Project proposal; Project location; California State Parks Office of Historic Preservation; San Mateo County General Plan.					
5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
Discussion: There are no known archaeological resources in the disturbed/developed area.					
Source: Project location; California State Parks Office of Historic Preservation; San Mateo County General Plan.					
5.c.	Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion: There are no known human remains on the project site.					
Source: Project location.					

6. ENERGY. Would the project:				
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	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
<p>Discussion: The proposed rezone will not use or consume any on-site electricity or energy resources. Energy consumption associated with future construction is expected to be limited and temporary, and would be required to comply with State and local energy codes and standards, including but not limited to the County's Energy Efficiency Climate Action Plan and Title 24 Energy Code standards with local amendments.</p> <p>Source: Project proposal.</p>				
6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
<p>Discussion: The rezoning of the property will not generate a demand for energy resources that would conflict or obstruct a state or local plan for renewable energy or energy efficiency. See staff's discussion in Section 6.a.</p> <p>Source: Project proposal.</p>				

7. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>			X	

<p>Discussion: The project does not propose any development; however, the proposed rezoning would support future higher-density residential development. Active faults within San Mateo County include the San Andreas and Seal Cove faults, with the project site located approximately 2 miles from the San Andress fault. While the project property is not located in an earthquake fault zone according to the Association of Bay Area Governments (ABAG) Hazard Maps, risks of loss, injury, or death resulting from surface rupture or ground shaking are greatest in densely developed, high-population areas. If the rezoning is approved, it would support future construction at a higher density of development. Any future construction will be subject to the California Building Code in effect at that time, which would require compliance with seismic code standards to maximize structural integrity and minimize loss of life or property in the event of an earthquake. Therefore, the project’s potential to indirectly cause substantial adverse effects, including the risk of loss, injury, or death with respect to earthquake fault rupture would be less than significant.</p> <p>Source: Project proposal; Project location; Association of Bay Area Governments, Hazards Map Viewer, accessed December 3, 2020.</p>				
ii. Strong seismic ground shaking?			X	
<p>Discussion: The project does not propose any development; however, the rezoning will support future higher-density residential development. The primary concern related to human exposure to ground shaking is that strong ground shaking can result in structural damage to buildings, potentially jeopardizing the safety of its occupants. The project parcel is expected to experience violent ground shaking for a high intensity 9 (Modified Mercalli Intensity (MMI)) earthquake scenario according to the ABAG Hazard Maps. Any future construction will be required to adhere to applicable building codes to reduce the likelihood of potential adverse effects from strong seismic ground shaking. Therefore, the project’s potential to indirectly cause substantial adverse effects, including the risk of loss, injury, or death with respect to strong seismic ground shaking would be less than significant.</p> <p>Source: Project proposal; Project location; Association of Bay Area Governments, Hazards Map Viewer, accessed December 3, 2020.</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
<p>Discussion: The project parcel is located in an area identified as having a very low probability for earthquake liquefaction. As previously stated, the project proposes no development at this time; however, future development would be required to adhere to the California Building Code, including standards related to seismic hazards.</p> <p>Source: Project proposal; Project location; Association of Bay Area Governments, Hazards Map Viewer, accessed December 3, 2020.</p>				
iv. Landslides?				X
<p>Discussion: The project area consists of land identified as “flat land”, according to the ABAG Hazard Maps and therefore, is not in a landslide susceptibility area.</p> <p>Source: Project location; Association of Bay Area Governments, Hazards Map Viewer, accessed December 3, 2020.</p>				
v. Coastal cliff/bluff instability or erosion?				X

<p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p>				
<p>Discussion: The project parcel is not located near any coastal bluffs. Source: Project location.</p>				
7.b.	Result in substantial soil erosion or the loss of topsoil?			X
<p>Discussion: The project does not involve any development or construction and therefore will not result in soil erosion or loss of topsoil. Given the relatively flat nature of the property, any future construction is not expected to result in significant soil erosion or loss of topsoil. Nonetheless, future construction would be required to adhere to the County's Erosion and Sediment Control Plan Best Management Practices for construction sites. Source: Project proposal.</p>				
7.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X
<p>Discussion: The project site is not known to be located on a geological unit or soil that is presently unstable. Furthermore, the proposed rezoning will not involve any physical alterations to the property. Source: Project proposal; Project location.</p>				
7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?			X
<p>Discussion: There are no known expansive soils associated with the project site. The site is currently developed and given a lack of previous failures, there is no expectation of encountering expansive soils which could result in a risk to life and/or property. Furthermore, the proposed rezoning will not involve any physical alterations to the property. Source: Project proposal; Project location.</p>				
7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X
<p>Discussion: The project parcel is currently served by a municipal wastewater provider. Preliminary approval has been provided by the Fair Oaks Sewer Maintenance District to serve future maximum potential residential density under the proposed rezone and general plan amendment.</p>				

Source: Project proposal; Project location; Fair Oaks Sewer Maintenance District.					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
<p>Discussion: The project involves rezoning a property to support future higher-density residential development. While no development or construction is proposed at this time, based on the developed project site being located in a highly urbanized area, it is not expected that the project property hosts any paleontological resource or site or unique geological feature.</p> <p>Source: Project proposal; Project location.</p>					

8. CLIMATE CHANGE. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
<p>Discussion: While no development or construction is currently proposed, the rezoning will serve to encourage future redevelopment of the property at a higher density. Greenhouse Gas Emissions (GHG) include hydrocarbon air emissions from vehicles and machines fueled by gasoline. Based on the proposed rezone to R-3/S-3 (Multi-family residential/1,250 sq. ft. of lot area per dwelling unit), approval of the rezone would allow a maximum of 15 residential units on the property. Construction related vehicles and equipment associated with future development would be temporary and minimal with the implementation of BAAQMD Basic Construction Mitigation Measures for limiting vehicle idling times and maintaining and properly tuning construction equipment. Additionally, the maximum potential development of 15 residential units is below the BAAQMD's GHG screening criteria for multi-family residential development pursuant to Table 3-1 of the BAAQMD's May 2017 CEQA Guidelines.</p> <p>Source: Project plans; BAAQMD CEQA Guidelines, May 2017.</p>					
8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
<p>Discussion: The proposed rezone will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. Future development will be required to comply with the San Mateo County Energy Efficiency Climate Action Plan (EECAP) which identifies implementation measures for reduction of GHG emissions resulting from development consistent with State legislation, including construction idling. Further, see staff's discussion in Section 8.a. above.</p>					

Source: Project proposal; San Mateo County Energy Efficiency Climate Action Plan.					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p>Discussion: The project site is located in a highly urbanized area and therefore is not defined as forestland.</p> <p>Source: Project location.</p>					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p>Discussion: The project site is not located near a coastal cliff or bluff.</p> <p>Source: Project location.</p>					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project parcel is not located in an area susceptible to impacts from sea-level rise.</p> <p>Source: Project location.</p>					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The project parcel is not located in an anticipated 100-year flood hazard area.</p> <p>Source: Project location; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0303E, effective October 16, 2012.</p>					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The project parcel is not located in an anticipated 100-year flood hazard area.</p> <p>Source: Project location; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0303E, effective October 16, 2012.</p>					

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p>Discussion: No transport of hazardous materials is associated with the project.</p> <p>Source: Project proposal.</p>				
9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p>Discussion: The project would not involve the use or release of hazardous materials.</p> <p>Source: Project proposal.</p>				
9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p>Discussion: The project will not emit any hazardous emissions or involve the handling of hazardous materials, substances, or waste as the project involves no physical activity.</p> <p>Source: Project proposal.</p>				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p>Discussion: The project site is not identified as a hazardous materials site.</p> <p>Source: California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese), accessed December 3, 2020.</p>				

9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p>Discussion: The project is not located within an airport land use plan, or within 2 miles of any known airport.</p> <p>Source: Project location.</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project involves a privately-owned parcel. All future site improvements would be located within the parcel's boundaries with no expected impact to emergency response or evacuation plans.</p> <p>Source: Project location.</p>				
9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
<p>Discussion: The project site is located in a highly urbanized area with no adjacent wildland areas.</p> <p>Source: Project location; California Department of Forestry and Fire Protection, Fire Hazard Severity Maps.</p>				
9.h. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The project parcel is not located in a 100-year flood hazard area.</p> <p>Source: Project location; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0303E, effective October 16, 2012.</p>				
9.i. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The project parcel is not located in a 100-year flood hazard area.</p> <p>Source: Project location; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0303E, effective October 16, 2012.</p>				

9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p>Discussion: The project parcel is not located in a dam failure area.</p> <p>Source: Project location; San Mateo County General Plan, Hazards Map.</p>					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: The project parcel is not located in a tsunami or seiche inundation area. The project site is in a highly urbanized flat-terrain area of the County where mudflow is not a concern.</p> <p>Source: Project location; San Mateo County General Plan, Hazards Map.</p>					

10. HYDROLOGY AND WATER QUALITY. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X
<p>Discussion: The proposed rezone will not violate any water quality standard or waste discharge requirements. Future development would be required to comply with the County's drainage standards and the County's Municipal Regional Stormwater Permit. Additionally, future development would be connected to existing public water and sewer service systems for this area.</p> <p>Source: Project proposal.</p>					
10.b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
<p>Discussion: The proposed rezone will not decrease groundwater supplies or interfere with groundwater recharge as the project does not propose any physical development. Future development would connect to existing public water and sewer service systems for the area.</p>					

Source: Project proposal.				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;				X
<p>Discussion: The proposed rezone will not involve any physical development on the site to cause erosion or siltation. The project site and surrounding area is flat. Future development is not expected to require significant grading; nonetheless, any future construction will be required to implement erosion and sediment control best management practices to ensure erosion and siltation is minimized.</p> <p>Source: Project proposal; Project location.</p>				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X
<p>Discussion: The project site is flat and does not contain any streams or rivers. The proposed rezone will not involve any physical development. Future development on the property would be required to incorporate permanent on-site stormwater treatment measures to capture runoff displaced by new development. Compliance with the County's drainage standards and County Municipal Regional Stormwater Permit will ensure that there are no substantial increases in the rate or amount of surface runoff associated with future development.</p> <p>Source: Project proposal.</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
<p>Discussion: See staff's discussion in Section 10.c.ii. above.</p> <p>Source: Project proposal.</p>				
iv. Impede or redirect flood flows?				X
<p>Discussion: The project site is in a highly urbanized flat-terrain area of the County where flood flows are not a concern. The project site is not in or near a flood hazard area. Further, see staff's discussion in Section 10.c.ii. above.</p> <p>Source: Project location; Project proposal.</p>				

10.d.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<p>Discussion: The project parcel is not located in a flood hazard, tsunami, or seiche zone.</p> <p>Source: Project location; San Mateo County General Plan, Natural Hazards Map; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0303E, effective October 16, 2012.</p>					
10.e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
<p>Discussion: The proposed rezone will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Future development will be required to connect to existing public water and sewer service systems, and to comply with County drainage standards and the County's Municipal Regional Stormwater Permit.</p> <p>Source: Project proposal.</p>					
10.f.	Significantly degrade surface or ground-water water quality?				X
<p>Discussion: See staff's discussion in Section 10.a. and 10.b. above.</p> <p>Source: Project proposal.</p>					
10.g.	Result in increased impervious surfaces and associated increased runoff?				X
<p>Discussion: See staff's discussion in Section 10.c.ii. above.</p> <p>Source: Project proposal.</p>					

11. LAND USE AND PLANNING. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a.	Physically divide an established community?				X
<p>Discussion: The project parcel is located in the Sequoia Tract area of San Mateo County, where residentially zoned parcels abut commercially zoned and developed parcels fronting Woodside Road. The project parcel is relatively larger in size compared to the surrounding residential parcels within the same existing R-1/S-74 zoning district, and abuts both commercial and multi-family development/zoned parcels. The proposed rezone will allow better utilization of the larger parcel for transitional multi-family residential development between the higher intensity commercial development along Woodside Road, the existing adjacent multi-family residential development, and</p>					

the lower density single-family residential Sequoia Tract neighborhood. Therefore, the proposed rezone will not result in the division of an established community.

Source: Project proposal; Project location.

11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
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Discussion: The proposed rezoning would be consistent with the type and density of development in the surrounding area, which includes commercial, multi-family and single-family residential development. Further, see staff's discussion in 11.a. above. The subject initial study considers the applicable County General Plan and Zoning Regulations and supports that the proposed change in zoning and general plan designations would not result in any adverse impacts to plans adopted for the purpose of avoiding or mitigating an environmental impact.

Source: Project proposal; Project location; San Mateo County General Plan, and Zoning Regulations.

11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?			X	
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Discussion: The project proposes amending the zoning and general plan designation of the property, which will allow for future increased development density on the project site than exists today. Any future higher density development as a result of the subject project would be within the property's boundaries and would be sufficient only to serve the specific development proposal at the time.

Source: Project proposal.

12. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: The project parcel does not contain any known mineral resources.				
Source: San Mateo County General Plan, Mineral Resources Map.				

12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>Discussion: See staff's discussion in Section 12.a.</p> <p>Source: San Mateo County General Plan, Mineral Resources Map.</p>				

13. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
<p>Discussion: The project does not propose any development and therefore, will not generate any noise. Future construction may generate temporary increases in noise levels; however, future construction activity would be regulated by the County's Noise Ordinance.</p> <p>Source: Project proposal; San Mateo County Noise Ordinance</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X
<p>Discussion: No development activity is proposed as part of the project; therefore, no ground-borne vibration or ground-borne noise will be generated.</p> <p>Source: Project proposal.</p>				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<p>Discussion: The project site is not located within the vicinity of a private airstrip or an airport land use plan, or within 2 miles of a public airport.</p> <p>Source: Project location.</p>				

14. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
<p>Discussion: The project will serve to accommodate additional future housing units, up to a maximum of 15 units. The future potential addition of up to 15 units to the already highly urbanized area would not result in substantial population growth. Any improvements necessary to serve future development will occur within the subject property's boundaries and would be sufficient only to serve development proposed on the project property.</p> <p>Source: Project proposal.</p>				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: The project will serve to accommodate a greater number of future housing units than the single-family residence that is currently present onsite; therefore, the project will not result in the displace of substantial numbers of existing people or housing.</p> <p>Source: Project proposal.</p>				

15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X

15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<p>Discussion: The proposed rezone would result in the potential future development of 15 residential units on the property; however, the project site is located in a highly urbanized area that should not result in the need for new or altered government facilities.</p> <p>Source: Project proposal; Project location.</p>				

16. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
<p>Discussion: The project does not propose any development; therefore, will not increase the use of existing parks or recreational facilities. The rezone would serve to support a future maximum of 15 residential units, which could generate an increase in the use of existing neighborhood or regional parks or other recreational facilities, however, any potential increase in use as a result of 15 additional units to the already highly urbanized area is not expected to result in a substantial physical deterioration of such facilities.</p> <p>Source: Project proposal.</p>				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p>Discussion: The project does not propose any recreational facilities as no development is proposed.</p> <p>Source: Project proposal.</p>				

17. TRANSPORTATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Conflict with a program plan, ordinance or policy addressing the circulation				X

system, including transit, roadway, bicycle and pedestrian facilities, and parking?				
<p>Discussion: The project proposes no development; however, would support a future potential maximum development density of 15 residential units on the 18,951 sq. ft. parcel. The project site is located along Sequoia Avenue, an improved public roadway, which includes curb, gutter and sidewalk improvements commencing at the north side of the project property and extending to Woodside Road. Any future development proposal on the project site is not expected to adversely impact access to existing public roadway or non-motorized travel or existing access to amenities along Woodside Road, including public transit stops. The future potential maximum development density (15 residential units) that the subject rezoning project would support would generate a total of 88 vehicle trips per day based on the Institute of Transportation Engineers (ITE's) Trip Generation Manual for a multi-family residential unit type development using 5.81 trips per unit. The maximum expected trip generation for a future development is below the County Department of Public Works Traffic Impact Study requirements and City/County Association of Government's (C/CAG's) Congestion Management Program Land Use Policy for requiring a traffic impact study. Furthermore, future residential development would be required to provide off-street parking in compliance with the parking requirements set forth in the County's Zoning Regulations. While it is not expected that any future maximum development project for the property would conflict with any plan, ordinance, or policy which establishes measures of effectiveness for the performance of the circulation system, any future development proposal would be subject to further County review at the time of proposal, including environmental review, as applicable, for compliance with CEQA.</p> <p>Source: Project location; San Mateo County Department of Public Works.</p>				
<p>17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts?</i></p> <p><i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i></p>				X
<p>Discussion: The project proposes no development; however, would support a future potential maximum development density of 15 residential units on the 18,951 sq. ft. parcel. The project is screened from the requirement for a Vehicle Miles Traveled (VMT) analysis pursuant to Senate Bill (SB) 743 and Section 15064.3 of the CEQA Guidelines as a "small project" based on the State of California Governor's Office of Planning and Research's (OPR) December 2018 Technical Advisory for Evaluating Transportation Impacts in CEQA to achieve compliance with SB 743 as the project would generate a future potential of less than 110 daily trips, refer to Section 17.a. Therefore, the project is self-mitigating based on the maximum permissible residential density that the rezoning would allow. Nonetheless, any future specific development proposal would be subject to further County review at the time of proposal, including environmental review, as applicable, for compliance with CEQA.</p> <p>Source: Project proposal; State of California Governor's OPR December 2018 Technical Advisory; San Mateo County Department of Public Works, Board of Supervisors Members Memo, dated September 23, 2020 for Change to Vehicle Miles Traveled as Metric to Determine Transportation Impacts under CEQA Analysis; Caltrans Transportation Impact Study Guide, dated May 20, 2020.</p>				
17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp				X

curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
<p>Discussion: The project does not propose any development. Future development as a result of the project would be for residential use similar to the surrounding area and would be contained on private property and therefore would not generate an increase in hazards.</p> <p>Source: Project proposal; Project location.</p>				
17.d. Result in inadequate emergency access?				X
<p>Discussion: The project would not result in inadequate emergency access. Direct access to the property is from Sequoia Avenue, an improved public roadway. There is no reason to believe that any future development on the parcel would result in inadequate emergency access; however, any future development proposal would be subject to review by the fire department and would be required to meet current fire code for ingress/egress.</p> <p>Source: Project proposal; Project location.</p>				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
<p>Discussion: The project site is located in a highly urbanized area and contains a privately developed single-family residence constructed in 1978. Furthermore, the project site is not listed in any registers of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k), therefore, the project poses no impact.</p>				

Source: Project location; State Parks, Office of Historical Preservation, Listed California Historical Resources; County General Plan, Background, Historical and Archaeological Resources Appendices.					
ii.	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)				X
Discussion: See staff's discussion in Section 18.a.i. above.					
Source: See staff's references in Section 18.a.i. above.					

19. UTILITIES AND SERVICE SYSTEMS. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
<p>Discussion: The project does not propose any development. The property and surrounding highly urbanized area are currently served public utilities, including but not limited to sewer, water, and electricity. Future development is expected to continue being served by these public utilities without the need for relocation or construction of new or expanded systems to serve it; however, further review for such needs would be completed at the time that a specific development proposal is filed with the County, including further review pursuant to CEQA, as applicable. Additionally, any future development would be required to include adequate on-site stormwater facilities to support the size of the development proposal, and engineered and designed to comply with the County's Drainage Standards and the County's Municipal Regional Stormwater Permit.</p> <p>Source: Project proposal; Project location; Fair Oaks Sewer Maintenance District; California Water Service, Bear Gulch District.</p>					
19.b.	Have sufficient water supplies available to serve the project and reasonably				X

foreseeable future development during normal, dry and multiple dry years?				
<p>Discussion: The project property is currently served by California Water Service, Bear Gulch District. The maximum future development density of the property as a result of this rezoning project would be 15 residential units. The project has been preliminarily reviewed by California Water Service, Bear Gulch District, and the District did not raise any objections to the ability to continue serving the property. The District will provide further review under any future development proposal filed with the County.</p> <p>Source: Project proposal; California Water Service, Bear Gulch District.</p>				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		X		
<p>Discussion: The project property is currently served by Fair Oaks Sewer Maintenance District. The District has completed a capacity analysis of the District's downstream facilities and determined that downstream pipes are expected to have sufficient capacity to accommodate the additional flows from the future maximum projected development potential of 15 residential units. However, the applicant shall mitigate the additional sewage to be generated by the site's change in use with a sanitary sewer project within the Sewer District to reduce the amount of inflow and infiltration (I/I) in its collection system. This mitigation measure is necessary to offset the project's effect on Sewer District and City of Redwood City sewer capacity limitations by reducing or eliminating wet weather inflow and infiltration from the Sewer District that would otherwise be conveyed to the downstream agencies' sewer systems. The Sewer District and the City of Redwood City's agreement, and the City of Redwood City's (City) agreement with the Silicon Valley Clean Water Agency (SVCWA) limit the amount of sewage that can be conveyed through the City's system, and to the SVCWA's plant. The District's preliminary calculations indicate that the applicant would need to replace approximately 145 - 407 linear feet of pipes within the Sewer District to mitigate the additional flows that would be generated from proposed future development resulting from the project. The applicant would be responsible for the cost of designing, constructing, and managing such improvement project. The future pipe replacement work would be located within the Fair Oaks Sewer Maintenance District boundary and specifically determined at the time a future development project is filed with the County; however, the District boundary encompasses the highly urbanized areas of North Fair Oaks, Sequoia Tract and developed parts of Redwood City; therefore, such work would not be expected to generate any substantial adverse environmental impacts.</p> <p>Mitigation Measure 1: The applicant shall be responsible for the cost of designing, constructing, and managing a sanitary sewer project within the Fair Oaks Sewer Maintenance District boundary to reduce the amount of inflow and infiltration in its collection system and to offset additional flows generated from any future development of the project parcel. The design of the sanitary sewer project must be completed and approved by the Fair Oaks Sewer Maintenance District prior to the issuance of a building permit on the project property.</p> <p>Source: Project proposal; Project location; Fair Oaks Sewer Maintenance District.</p>				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or				X

otherwise impair the attainment of solid waste reduction goals?				
<p>Discussion: The project does not propose any development to generate solid waste. Demolition and construction associated with any future development project would be required to implement a County approved Waste Management Plan for the purpose of reducing construction and demolition waste. Additionally, the property is located within Recology San Mateo County's solid waste service area who has indicated that service is available. Therefore, solid waste from any future development would not be expected to exceed any standards or capacity of local infrastructure. Recology San Mateo County transports solid waste to Ox Mountain Landfill who has an expected capacity/service life until 2034.</p> <p>Source: Project proposal; Project location; Recology San Mateo County.</p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
<p>Discussion: The project does not propose any development to generate solid waste. See staff's discussion in section 19.d. above.</p> <p>Source: Project proposal.</p>				

<p>20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project involves the rezoning of a privately-owned parcel. No development is proposed as part of this project, and the project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones.</p> <p>Source: Project proposal; Project location; California Department of Forestry and Fire Protection, Fire Hazard Severity Maps.</p>				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
<p>Discussion: The project site is located in a highly urbanized area and is not within or near an area of wildfire hazard concern.</p> <p>Source: Project proposal; Project location; California Department of Forestry and Fire Protection, Fire Hazard Severity Maps.</p>				

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

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
<p>Discussion: No sensitive habitats are mapped in the project area. The project does not propose any development and the project site is located in a highly urbanized area of the County and supports existing residential development.</p>				

Source: Project proposal; Project location; California Natura Diversity Database.				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X		
<p>Discussion: The project would change the zoning and general plan designations to allow high density residential use of the property. While no construction is proposed as part of the project, the project would support a future potential for a maximum of 15 residential units on the property. Therefore, the project itself does not have significant impacts associated with its approval; however, a future development proposal as a result of the project may have the potential to create impacts. To the degree feasible, the preceding analysis has considered future potential development impacts and provided mitigation measures. However, any specific future development proposal would be subject to County review, including environmental review, as applicable, for compliance with CEQA.</p> <p>Source: Project proposal.</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
<p>Discussion: The project would not generate any substantial adverse effects on human beings, either directly or indirectly, based on the analysis provided throughout this document and subject to the recommended mitigation measure to minimize any potential impacts to a less than significant level.</p> <p>Source: See sources referenced throughout the document.</p>				

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	
City		X	
California Coastal Commission		X	
County Airport Land Use Commission (ALUC)		X	
Other: _____		X	
National Marine Fisheries Service		X	

AGENCY	YES	NO	TYPE OF APPROVAL
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:		X	
State Department of Fish and Wildlife		X	
State Department of Public Health		X	
State Water Resources Control Board		X	
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

<u>MITIGATION MEASURES</u>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><u>Mitigation Measure 1:</u> The applicant shall be responsible for the cost of designing, constructing, and managing a sanitary sewer project within the Fair Oaks Sewer Maintenance District boundary to reduce the amount of inflow and infiltration in its collection system and to offset additional flows generated from any future development of the project parcel. The design of the sanitary sewer project must be completed and approved by the Fair Oaks Sewer Maintenance District prior to the issuance of a building permit on the project property.</p>		

DETERMINATION (to be completed by the Lead Agency).

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 Department.

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 MITIGATED 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.



(Signature)

January 7, 2021

Senior Planner

Date

(Title)

ATTACHMENTS

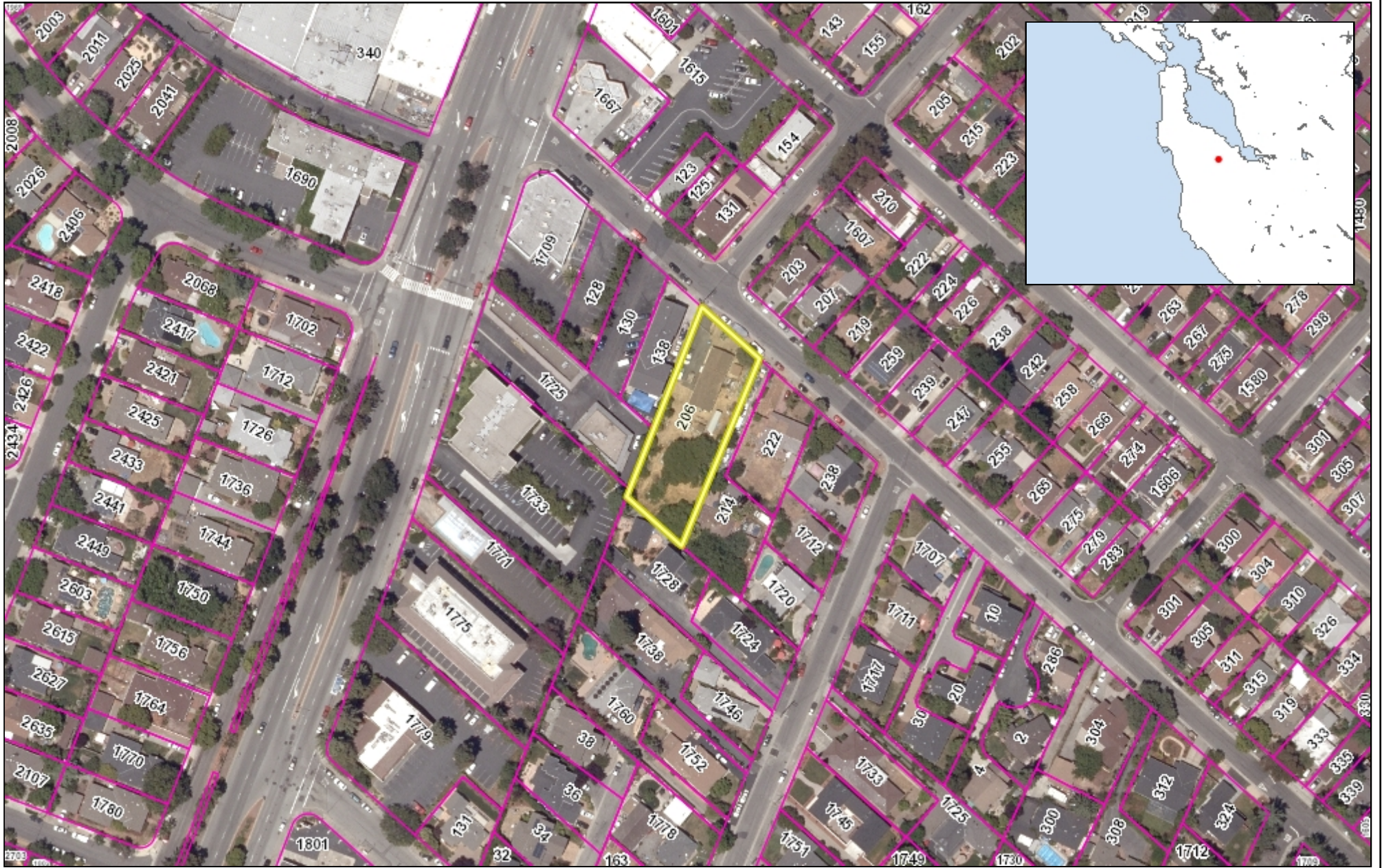
Vicinity Map
Topographic Survey

_ND - Initial Study Checklist (07-17-19).dotx




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,257 

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

PROJECT DIRECTORY

OWNER:
 CANYON VISTA PARTNERS LLC
 RON GROVE
 1011 BRANSTEN ROAD, UNIT D
 SAN CARLOS, CA 94070

ARCHITECT:
 ROBERT SAUVAGEAU
 RYS ARCHITECTS, INC.
 10 MONTEREY BLVD.
 SAN FRANCISCO, CA 94131
 (415) 841-9090 ext. 202

LANDSCAPE:
 TOM HOLLOWAY
 KLA, INC.
 151 N. NORLIN ST.
 SONORA, CA 95370
 OFFICE: 209.532.2856
 CELL: 209.743.0278

CIVIL:
 MACLEOD AND ASSOCIATES
 965 CENTER STREET,
 SAN CARLOS CA 94070
 (650) 593-8580

TRANSPORTATION:
 RICHARD K. HOPPER
 RHK CIVIL AND TRANSPORTATION ENGINEERING
 837 COLUMBA MANE
 FOSTER CITY, CA 94404
 (650) 212-0837

VICINITY MAP



206 SEQUOIA AVE

BY CANYON VISTA PARTNER, LLC

PROJECT INFORMATION

APN: 069-341-050
 LOT SIZE: APPROX. 0.435 ACRE (APPROX. 18,951 SF)
 ZONING: R-3 / S-3 (PREVIOUSLY R-1/S-74)
 MAX. DENSITY: 34.5 UNITS /NET ACRE
 14.84 = 15 UNITS

BMR AND BONUS UNITS

INITIAL UNIT COUNT: 15
 VERY LOW INCOME BMR UNITS: 3
 BMR % OF INITIAL UNIT COUNT: 20
 DENSITY BONUS: 50%
 BONUS UNIT COUNT: 8
 TOTAL UNIT COUNT: 23

RESIDENTIAL UNIT MIX

FLOOR	UNIT COUNT & NUMBERS	1-BDRM	1-BDRM BMR	1-BDRM BONUS UNIT	2-BDRM	2-BDRM BMR	2-BDRM BONUS UNIT	TOTAL
1ST FLOOR	UNIT COUNT UNIT #	-	-	-	-	-	-	-
2ND FLOOR	UNIT COUNT UNIT #	1 (1)	-	1 (8)	3 (4,6,7)	1 (5)	2 (2,3)	8
3RD FLOOR	UNIT COUNT UNIT #	-	1 (16)	-	4 (9,12,13,15)	-	3 (10,11,14)	8
4TH FLOOR	UNIT COUNT UNIT #	-	-	-	4 (17,18,19,21)	1 (20)	2 (22,23)	7
TOTAL UNIT COUNT		1	1	1	11	2	7	23

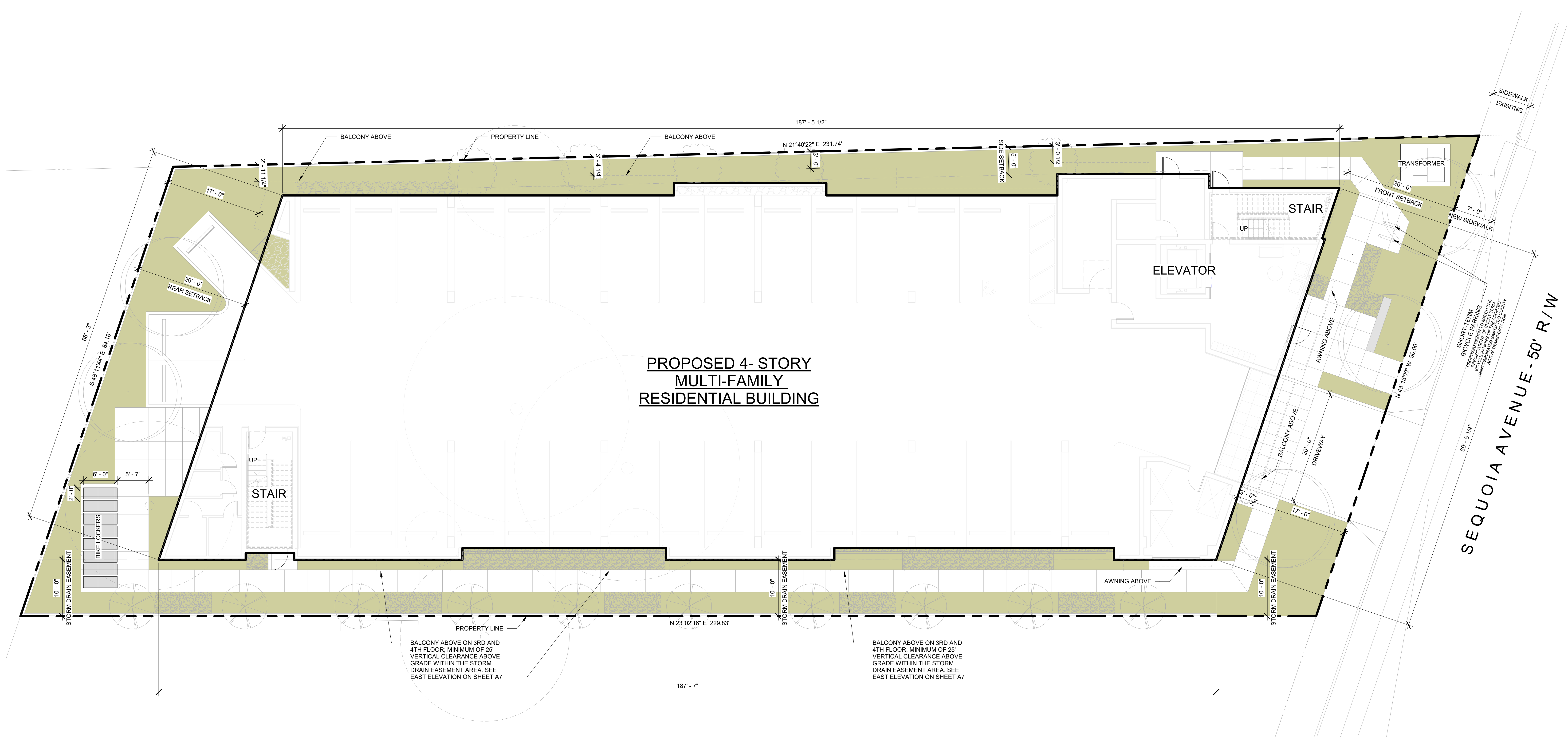
PARKING COUNTS PER CALIFORNIA GOVERNMENT CODE SECTIONS 65915(P)(1)

RESIDENTIAL	UNIT COUNT	SPACE REQUIREMENTS	BICYCLE PARKING PROVIDED:
	3	3 X 1 SPACE FOR EACH 1-BDRM UNIT	BICYCLE PARKING PROVIDED: 4 SHORT-TERM 12 LONG-TERM (4 IN BIKE STORAGE AREA + 8 IN BIKE LOCKERS)
	30	20 X 1.5 SPACES FOR EACH 2-BDRM UNIT	
TOTAL	33	INCLUDES 1 ACCESSIBLE SPACE 4 SPACES FOR FUTURE EV CHARGING STATION	

DRAWING INDEX

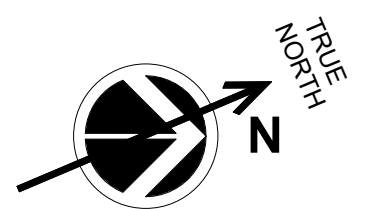
- A0 TITLE SHEET
- A1 SITE PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 THIRD FLOOR PLAN
- A5 FOURTH FLOOR PLAN
- A6 ROOF PLAN
- A7 BUILDING ELEVATIONS
- A8 BUILDING ELEVATIONS
- A9 BUILDING SECTIONS
- A10 COLORS & MATERIALS
- A11 MASSING VIEWS
- A12 SURVEY DRAWING
- F1 FIRE ACCESS PLAN & SECTION
- L0.1 PRELIMINARY LANDSCAPE PLAN
- L0.2 PRELIMINARY PLANTING PLAN
- L0.3 PLAN IMAGES / SECTIONS
- L0.4 EXISTING TREES / ARBORIST REPORT

TITLE SHEET



**PROPOSED 4- STORY
MULTI-FAMILY
RESIDENTIAL BUILDING**

① SITE PLAN
1/8" = 1'-0"

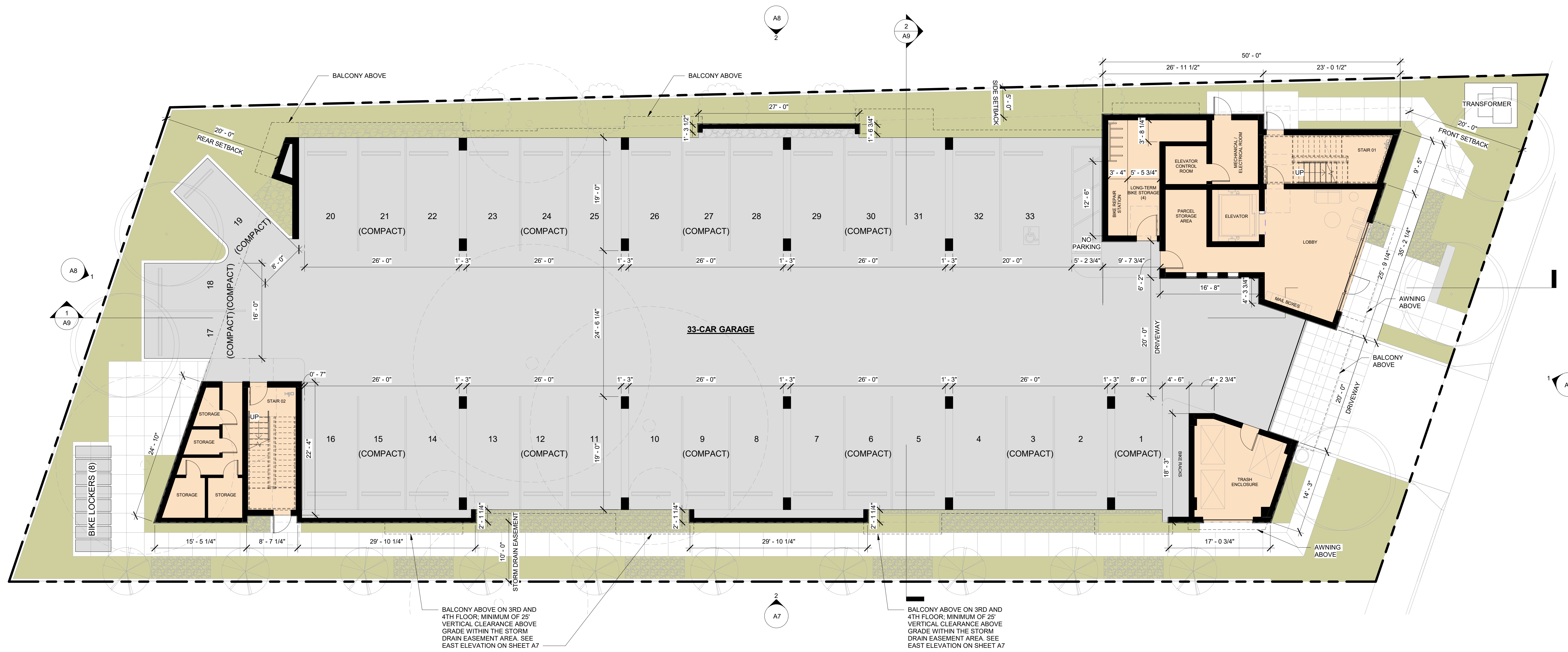


SITE PLAN

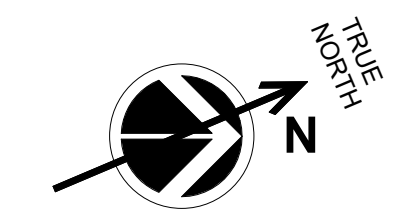
A1

COLOR LEGEND

- RESIDENTIAL
- PARKING
- LANDSCAPE AREA



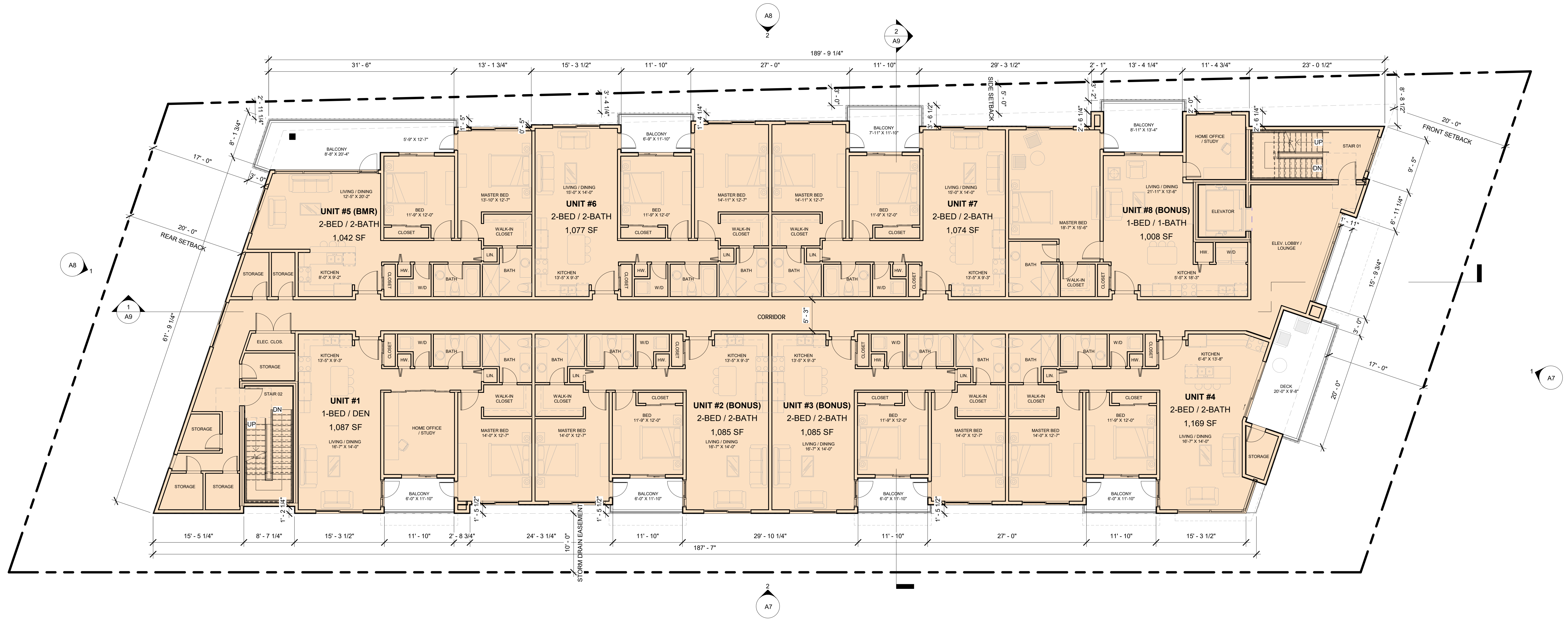
① 01 FLOOR
1/8" = 1'-0"



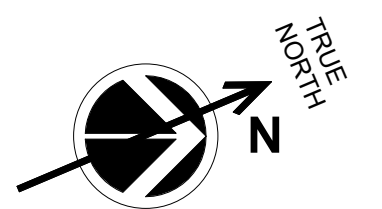
FIRST FLOOR PLAN

A2

COLOR LEGEND

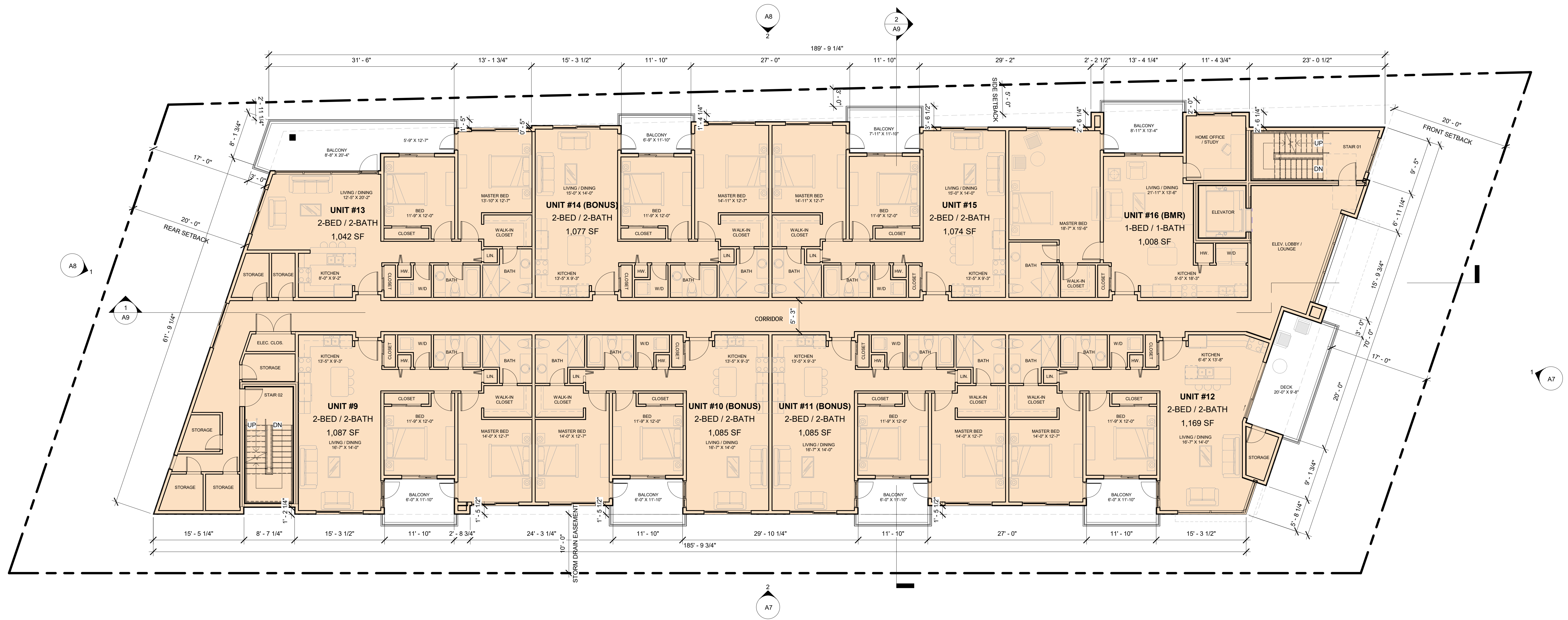


① 02 FLOOR
1/8" = 1'-0"

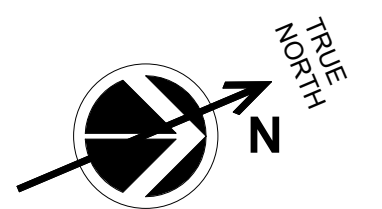


SECOND FLOOR PLAN

COLOR LEGEND



1 03 FLOOR
1/8" = 1'-0"



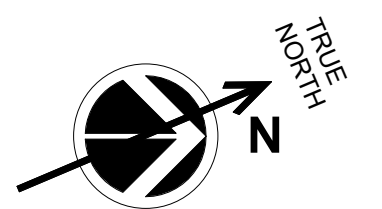
THIRD FLOOR PLAN

COLOR LEGEND

- RESIDENTIAL
- BUILDING MANAGEMENT



① 04 FLOOR
1/8" = 1'-0"



FOURTH FLOOR PLAN

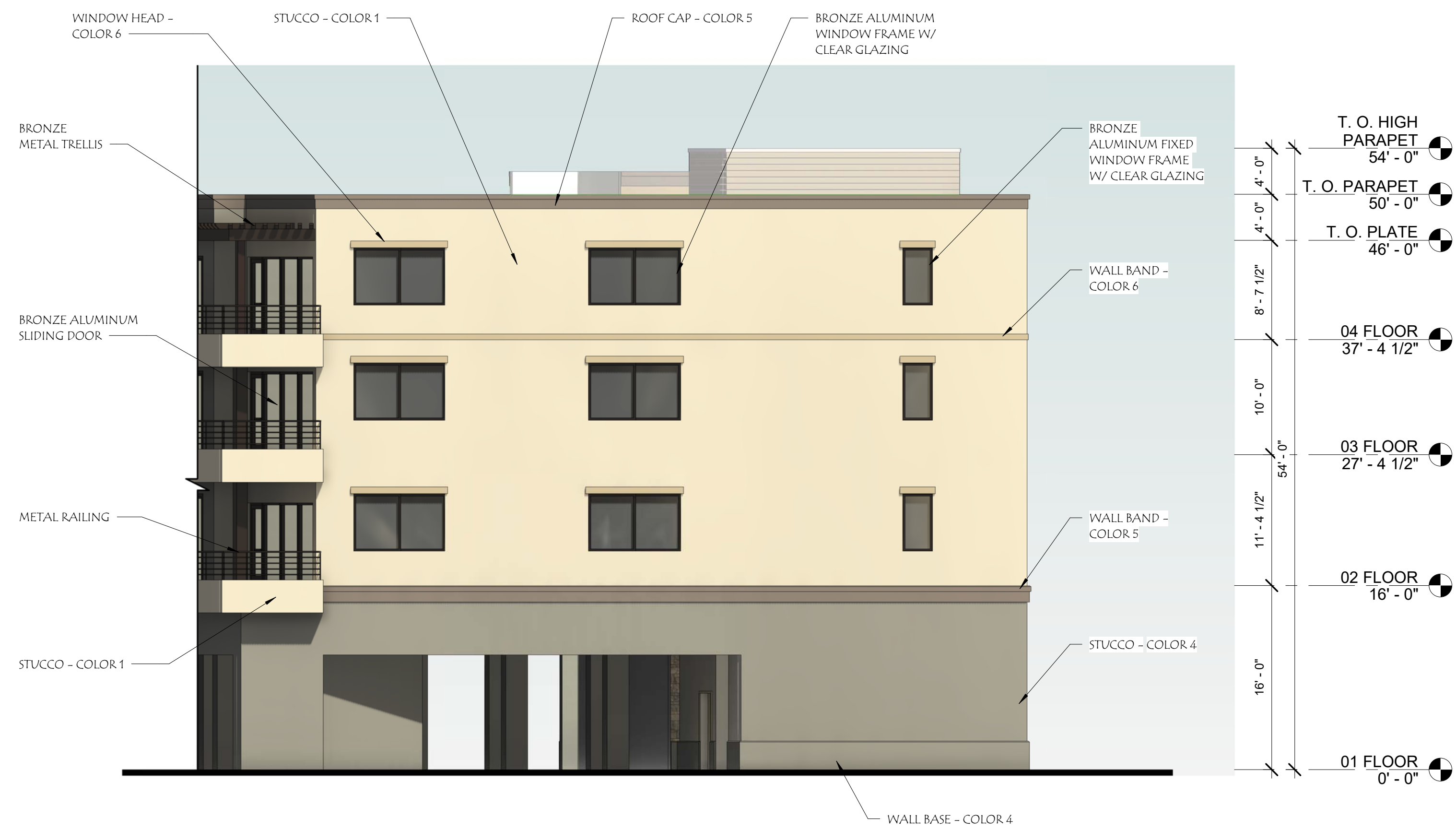


① NORTH ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"

BUILDING ELEVATIONS



① SOUTH ELEVATION
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"

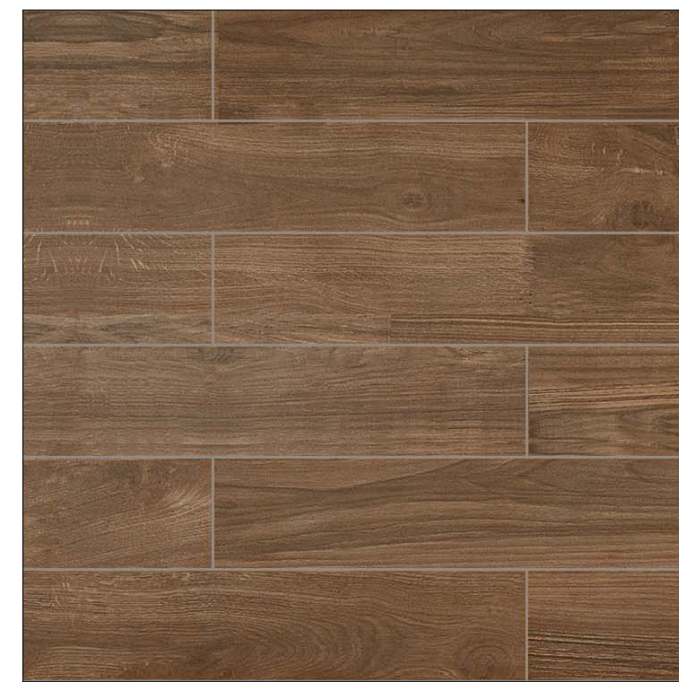
BUILDING ELEVATIONS



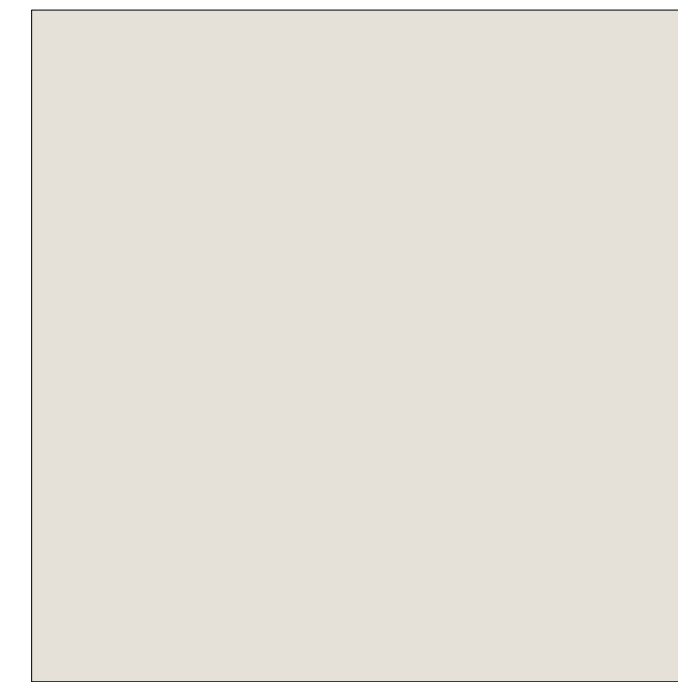
CEMENT PLASTER
COLOR 6: SHERWIN-WILLIAMS
SW 6143 "BASKET BEIGE"



ANODIZED ALUMINUM
KAWNEER
DARK BRONZE # 40



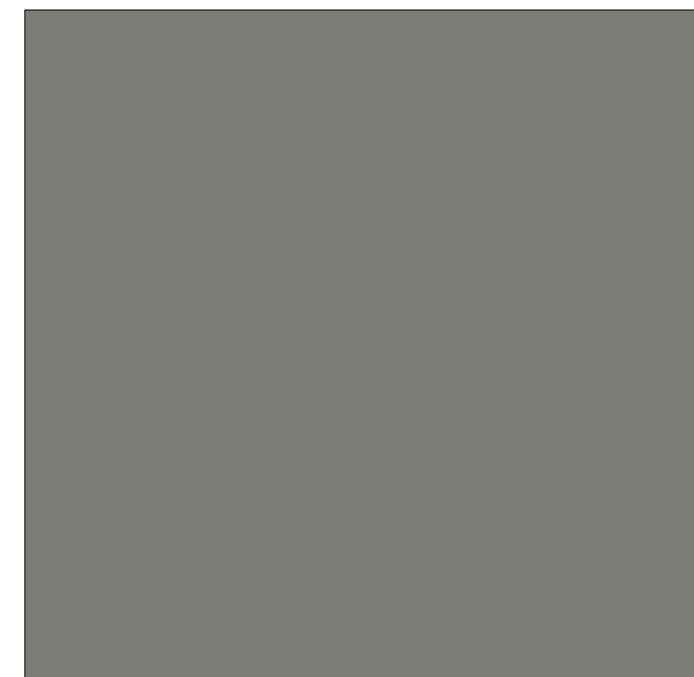
PORCELAIN TILE
DAL TILE
FOREST PARK-TIMBERLAND FP97



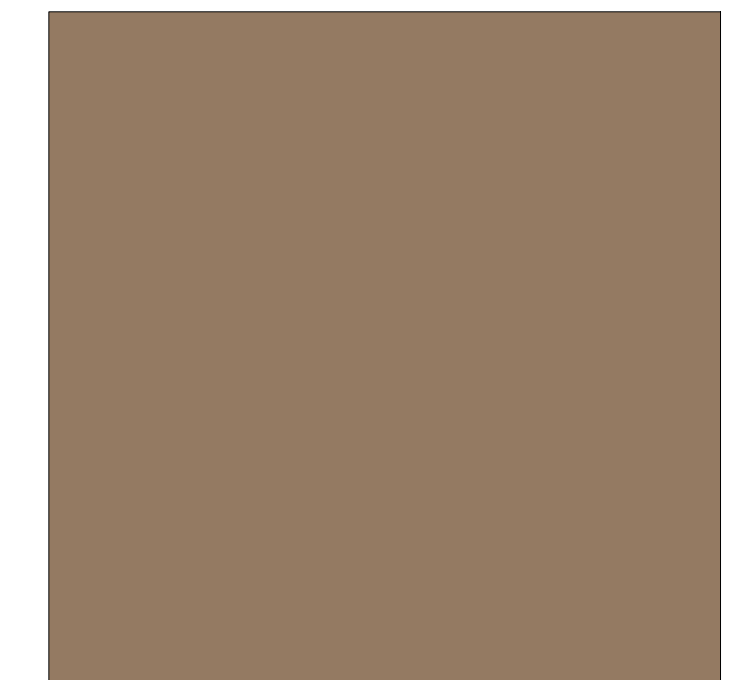
CEMENT PLASTER
COLOR 3: SHERWIN-WILLIAMS
SW 6070 "HERON PLUME"



SMOOTH NICKEL GAP SIDING
BORAL TRU EXTERIOR
SHERWIN-WILLIAMS- SW 9088 UTAUPEIA



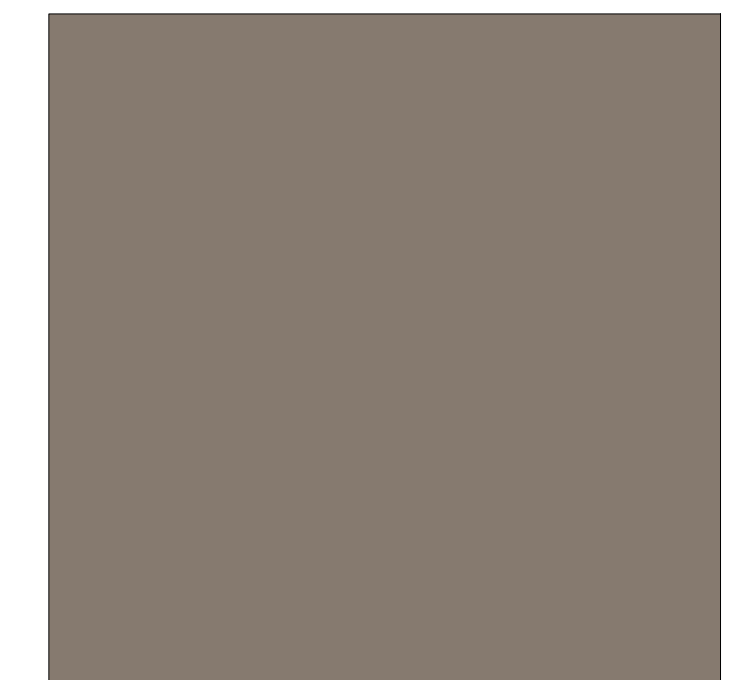
CEMENT PLASTER
COLOR 4: SHERWIN-WILLIAMS
SW 7060 ATTITUDE GRAY



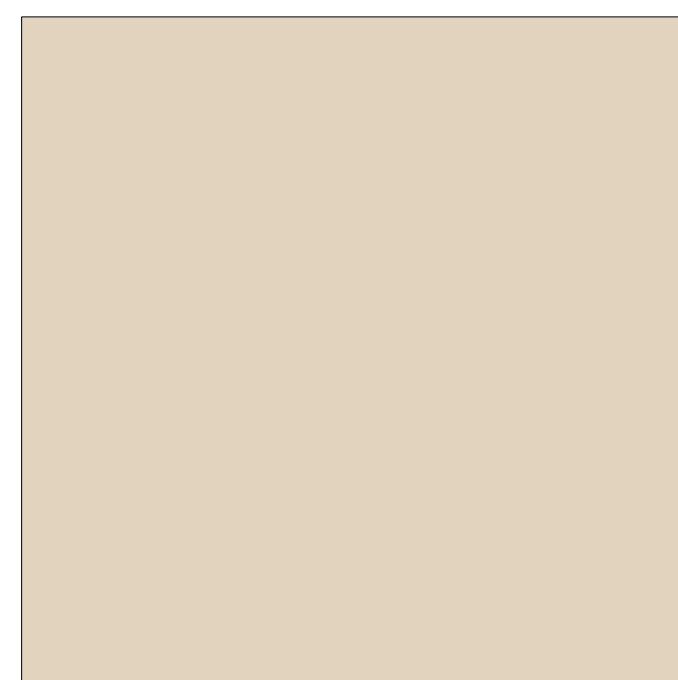
CEMENT PLASTER
COLOR 2: SHERWIN-WILLIAMS
SW 6102 "PORTABELLO"



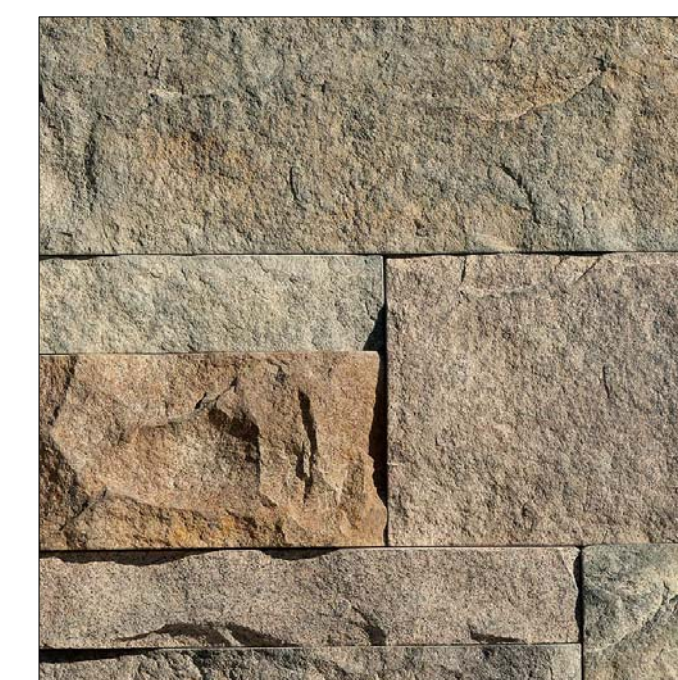
WOOD SOFFIT



CEMENT PLASTER
COLOR 5: SHERWIN-WILLIAMS
SW 7025 "BACKDROP"



CEMENT PLASTER
COLOR 1: SHERWIN-WILLIAMS
SW 7555 "PATIENCE"



BRICK VENEER
BELDEN BRICK COMPANY
BROWN 8601 SMOOTH

COLORS & MATERIALS



① MASSING VIEW - NORTH/EAST



② MASSING VIEW - NORTH/WEST

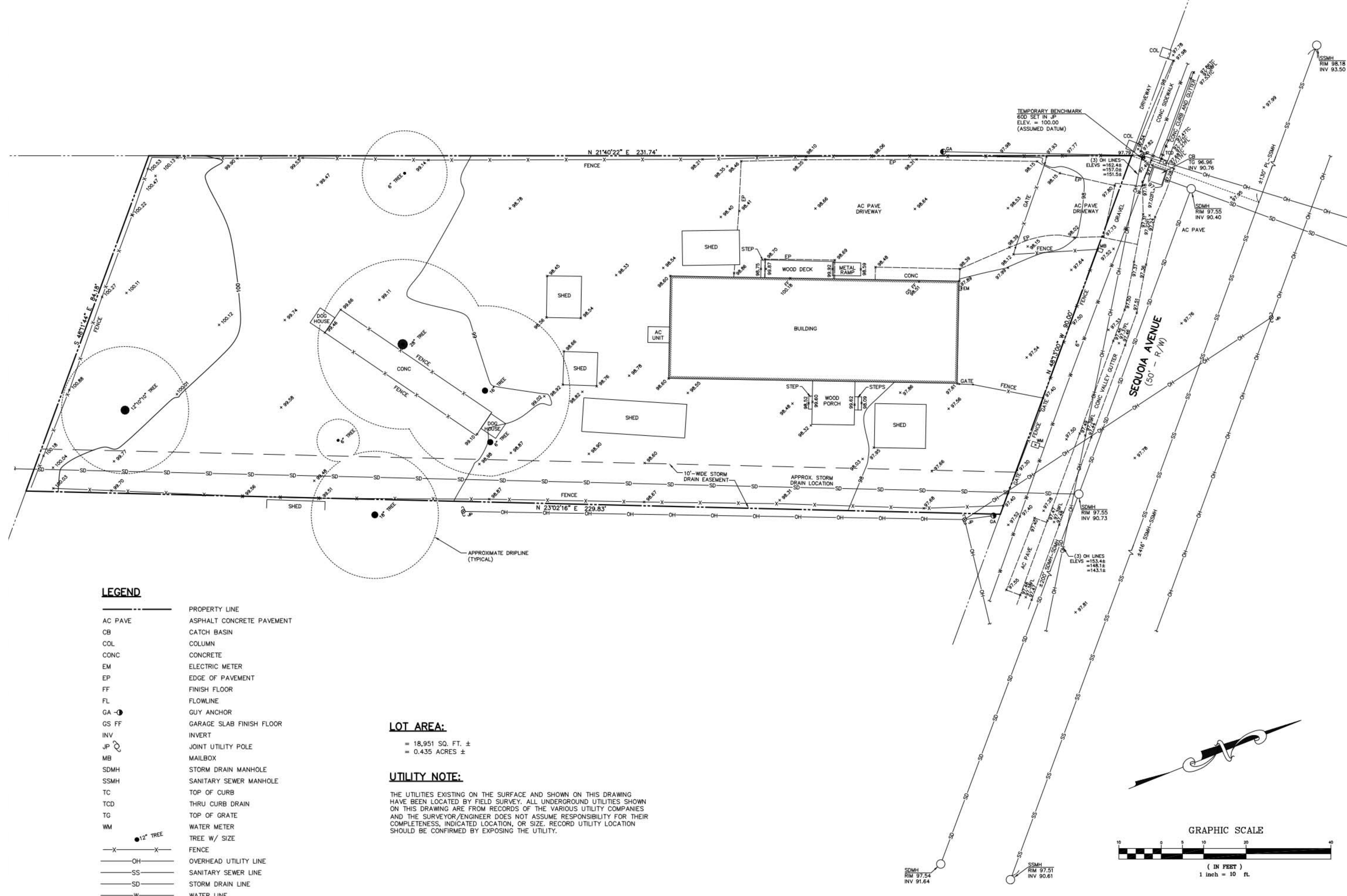


③ MASSING VIEW - SOUTH/WEST



④ MASSING VIEW - SOUTH/EAST

MASSING VIEWS

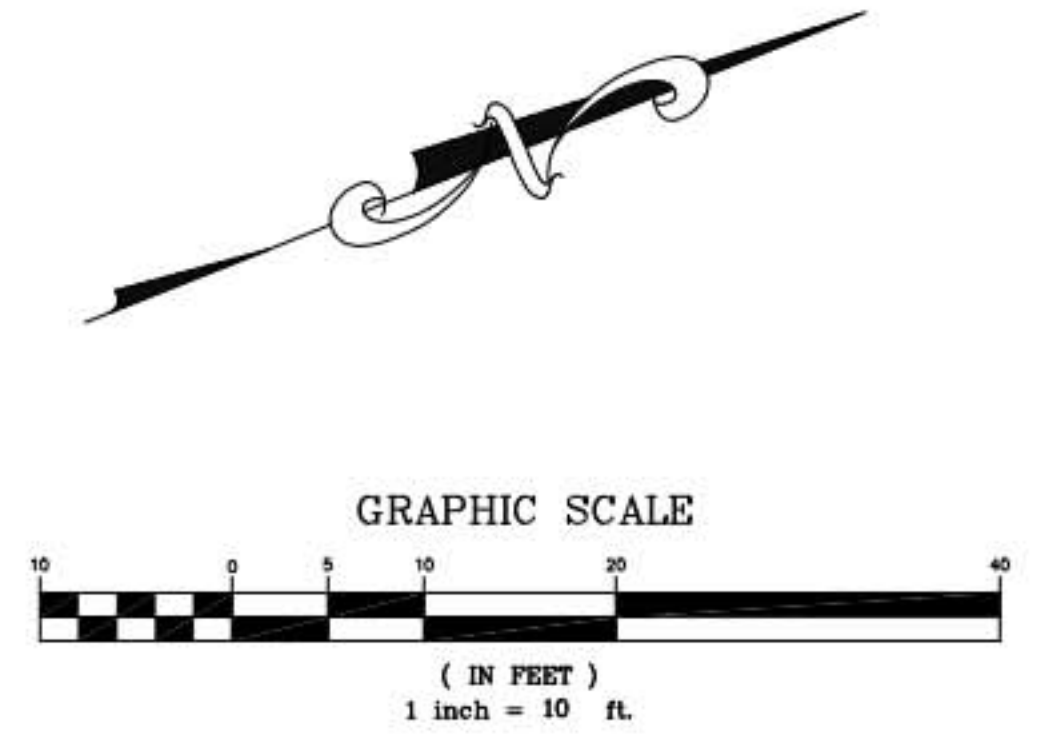


LEGEND

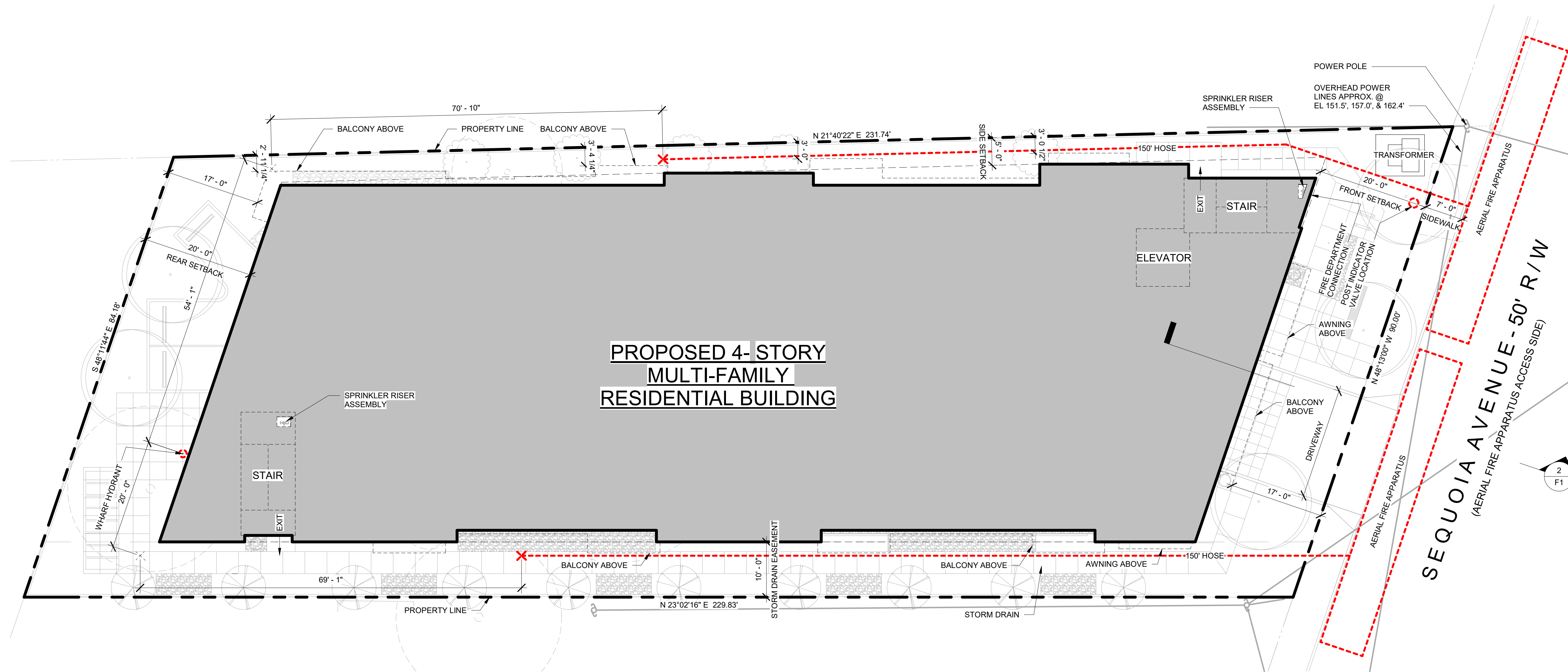
---	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
CB	CATCH BASIN
COL	COLUMN
CONC	CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FL	FLOWLINE
GA - O	GUY ANCHOR
GS FF	GARAGE SLAB FINISH FLOOR
INV	INVERT
JP	JOINT UTILITY POLE
MB	MAILBOX
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TCD	THRU CURB DRAIN
TG	TOP OF GRATE
WM	WATER METER
●	TREE W/ SIZE
-X-X-	FENCE
OH	OVERHEAD UTILITY LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE

LOT AREA:
 = 18,951 SQ. FT. ±
 = 0.435 ACRES ±

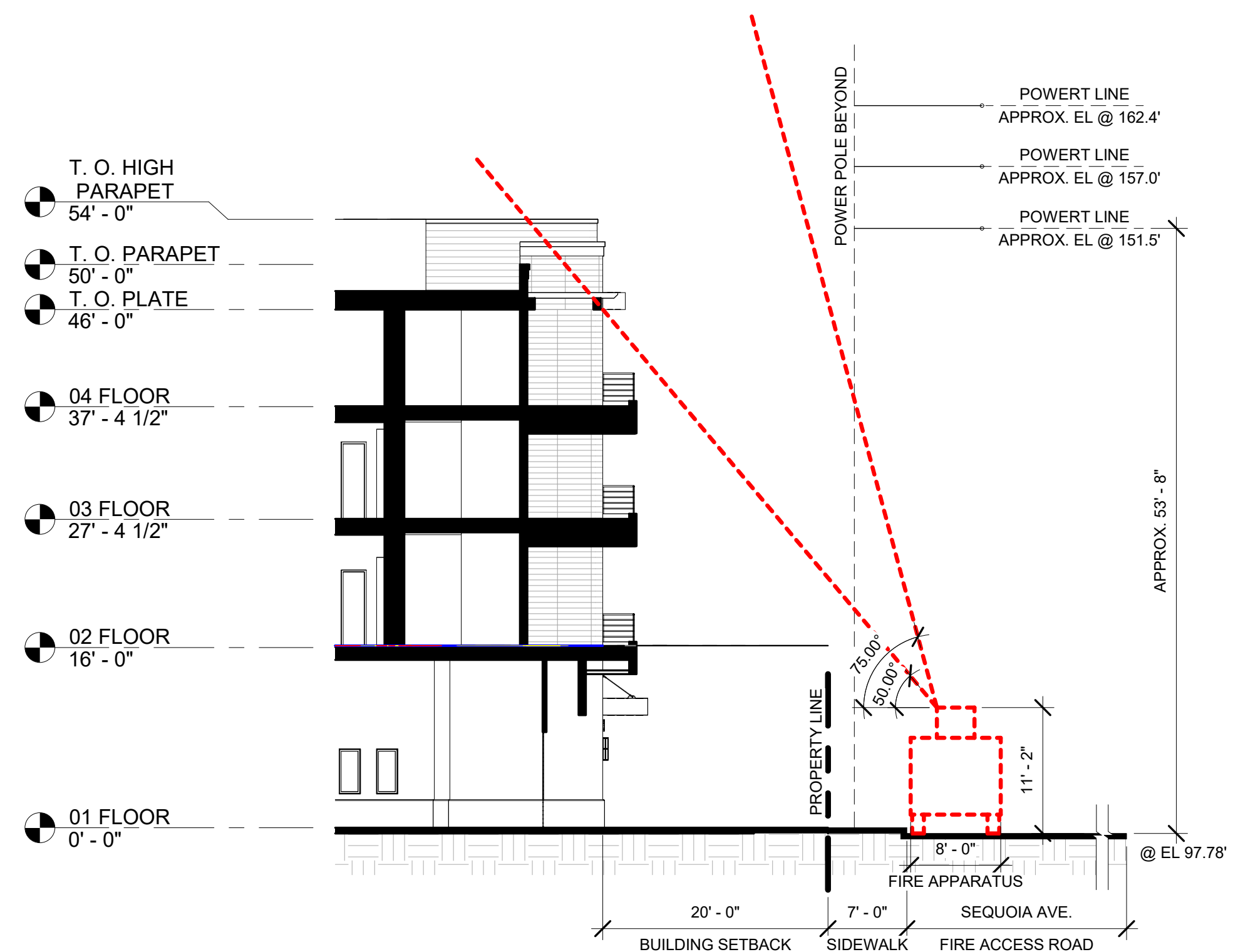
UTILITY NOTE:
 THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



DATE: _____	BY: _____
REV: _____	DESCRIPTION: _____
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580	
PREPARED FOR:	GROVE CONSTRUCTION
TOPOGRAPHIC SURVEY PLAN	UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
206 SEQUOIA AVENUE	
A.P.N. 069-341-050	
LOT 12, BLOCK A, TO MAPS 13	
DRAWN BY: MDL	
DESIGNED BY: ---	
CHECKED BY: DGM	
SCALE: 1"=10'	
DATE: 04-22-22	
DRAWING NO. 4725-TOPO	
SHEET 1 OF 1	



1 FIRE ACCESS PLAN
3/32" = 1'-0"



2 AERIAL FIRE APPARATUS SECTION
3/32" = 1'-0"

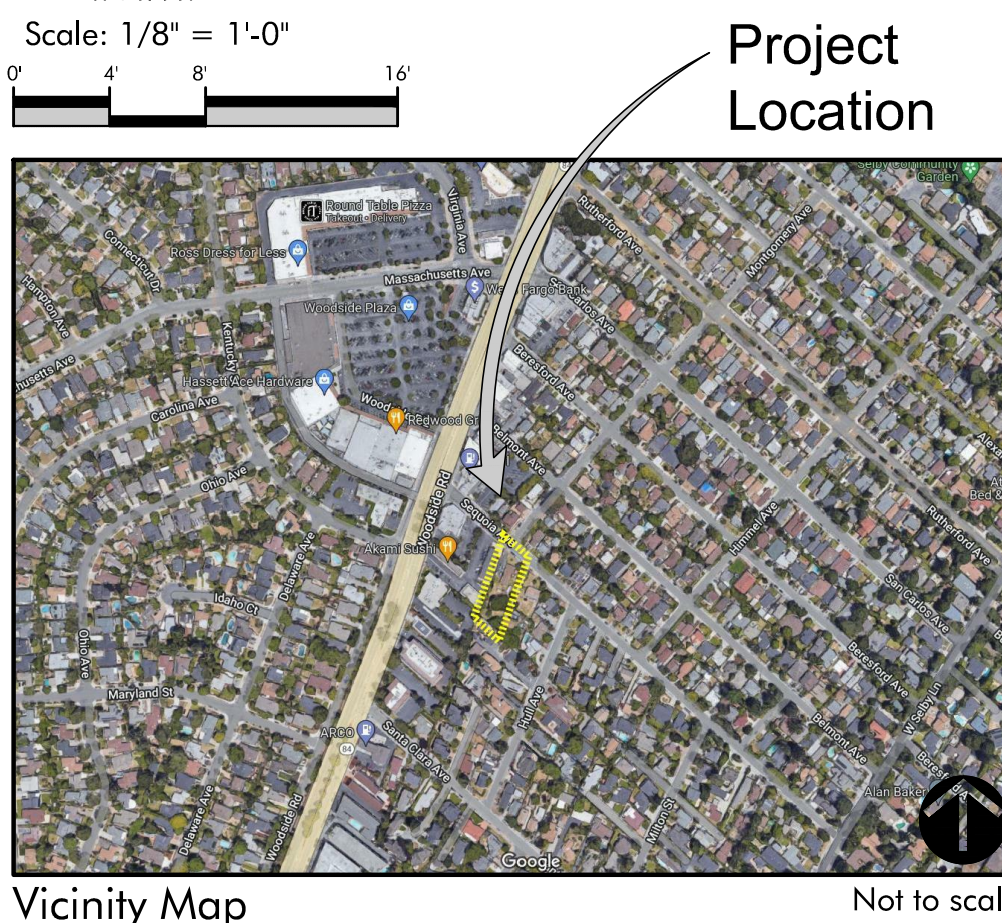
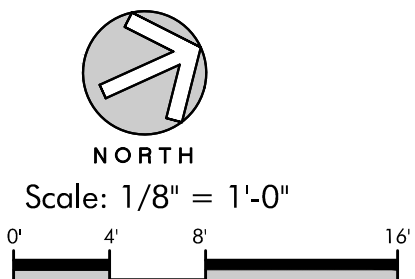
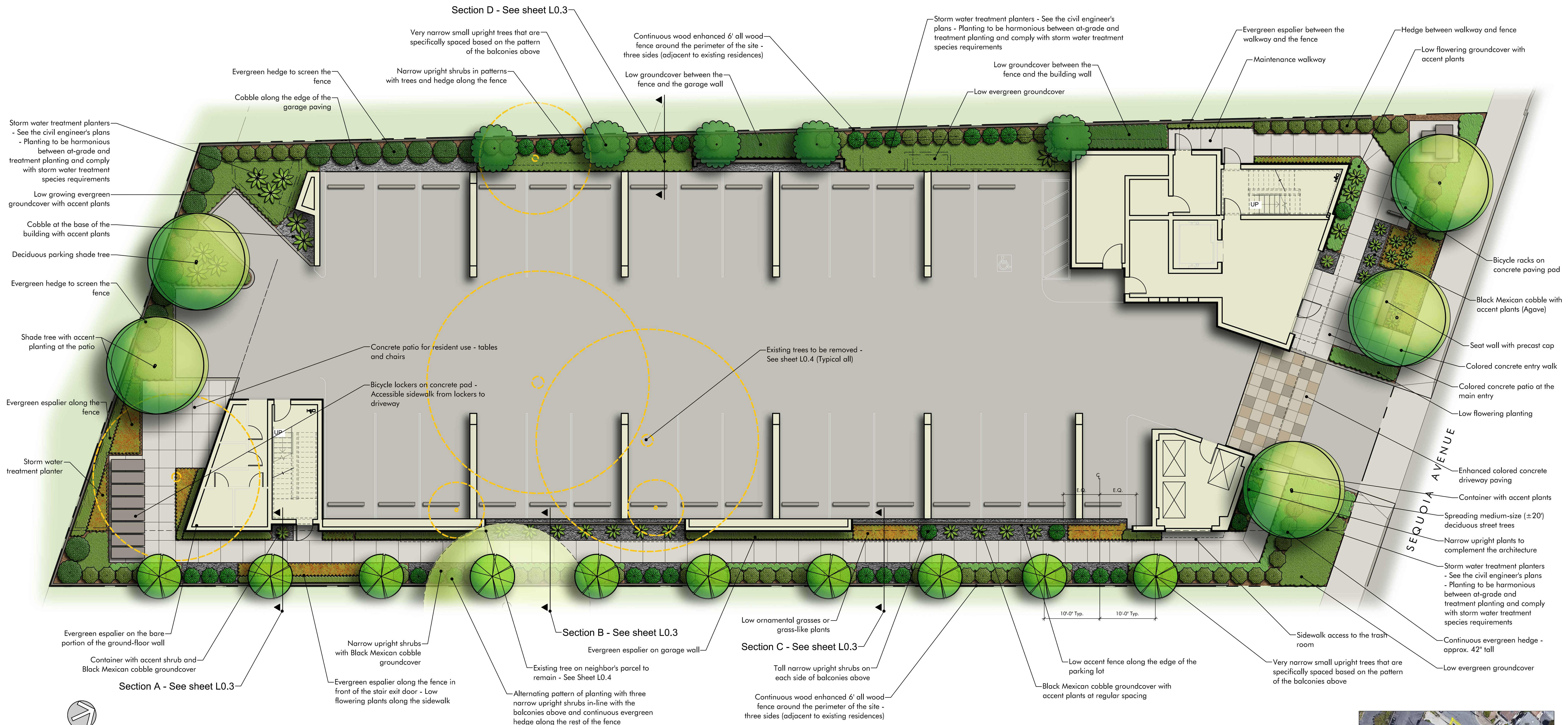


3 FIRE HYDRANT VICINITY MAP
6" = 1'-0"

FIRE DEPARTMENT NOTES:

1. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE MENLO PARK FIRE PROTECTION DISTRICT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2019.
2. FIRE FLOW INFORMATION TO BE PROVIDED THROUGH A SEPARATE ENGINEERED PLAN SHOWING HOW THIS IS TO BE ACHIEVED. THIS DOCUMENT SHALL BE SUBMITTED TO MENLO PARK FIRE PROTECTION DISTRICT FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF GRADING AND BUILDING PERMITS. CFC 2019, SEC. 507.5.1 APPENDIX B SECTION 105.2 & TABLE 105.1
3. MEANS OF EGRESS TO INCLUDE EXIT PATHWAY THROUGHOUT USE, EXIT STAIRWELLS, EXIT ENCLOSURE PROVIDING ACCESS TO EXIT DOORS, DOOR HARDWARE, EXIT SIGNS, EXIT ILLUMINATION AND EMERGENCY LIGHTING SHALL COMPLY TO CFC/CBC CHAPTER 10
4. MAN DOOR PROVIDING DIRECT ACCESS TO THE SPRINKLER RISER ASSEMBLY (FOR EACH BUILDING) SHALL REQUIRE SIGNAGE ON THE DOOR ACCESSING RISER STATING "RISER ROOM" OR AGREED UPON LANGUAGE.
5. APPROVED PLANS AND APPROVAL LETTER MUST BE ON SITE AT THE TIME OF INSPECTION.
6. FINAL ACCEPTANCE OF THIS PROJECT IS SUBJECT TO FIELD INSPECTION.
7. UPON COMPLETION OF WORK AND PRIOR TO CLOSING CEILING CONTACT DEPUTY FIRE MARSHAL OF THE MENLO PARK FIRE PROTECTION DISTRICT TO SCHEDULE A FINAL INSPECTION.

FIRE ACCESS PLAN & SECTION



Landscape Concept

The landscape design concept for 206 Sequoia Ave. is to provide an enjoyable and aesthetic space for residents that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City. Plant material has been selected that performs well in the special conditions of Redwood City (Sunset Zone #16).

No high water use turf areas are included. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The landscape (and associated irrigation) has been designed to be compliant with San Mateo County Water Efficient Landscape Ordinance (WELO).

Special considerations have been provided in selection of plant material that respects the needs of the facility as well as the residents. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site. Additionally, screening shrubs and trees and have been provided to provide buffering and scale to the proposed building.

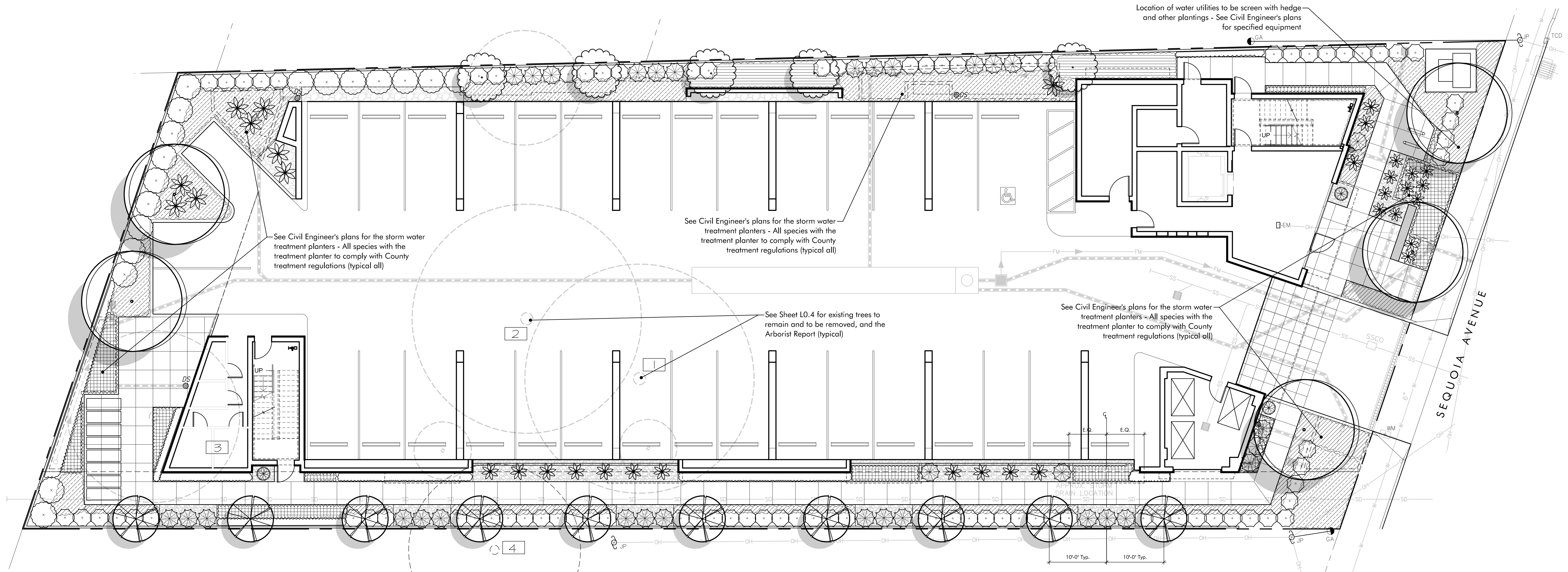


PRELIMINARY LANDSCAPE PLAN

206 SEQUOIA AVE. REDWOOD CITY, CALIFORNIA

CANYON VISTA PARTNER, LLC.

L0.1
PLANNING APPLICATION SUBMITTAL
DATE: 01/26/2023
KLA PROJECT NO. 22-2417



WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain. For these calculations, we have not included the extensive non-irrigated landscape areas that further reduce the amount of estimated water use compared to maximum allowance.

Hydrozone	Type of Landscape	Water Use	Plant Factor	Type of Irrigation	Irrigation Efficiency	ETAF	Hydrozone Area	Percentage of Landscape	ETAL
1	Med. water-use shrubs	Medium	.4	Drip emitters	.81	0.49	766.9 sf	61.5%	10,026 Gallons
2	Low water-use shrubs	Low	.3	Drip emitters	.81	0.37	2,288.5 sf	20.6%	22,439 Gallons
3	Cobble and Plants	Very Low	.1	Drip Emitters	.81	0.00	667.8 sf	17.9%	1,768 Gallons
TOTAL							3,723.2 sf		
Total Landscape Area						3,723.2 sf			
Maximum Applied Water Allowance (MAWA)						44,355.6 gallon/year			
Estimated Total Water Usage (ETWU)						34,233 gallon/year			
Average Irrigation Efficiency						0.81			

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscape Ordinance (WELO). The irrigation system will largely be low-volume design with limited use of pop-up sprays or rotators at turf/fescue areas. The system will include in-line valves, quick couplers, and gate valves. New irrigation controller will be Hunter Rainbird, Irritrol, or equal and will meet the WELO requirements of a 'Smart' controller. A complete irrigation design with these parameters will be provided with the improvement plans.

Preliminary Plant Palette

<p>Trees</p> <ul style="list-style-type: none"> Spreading Shade/Street Trees - 24" box, Qty. - 5 Medium-sized spreading deciduous shade trees Koeleruteria bipinnata Pichacia chinensis 'Keith Davey' Narrow Upright Accent Trees - 24" box, Qty. - 10 Vary narrow upright trees that are placed approx. 20' on center to complement the architectural forms and the upper balcony layout Acer rubrum 'Armstrong' Ginkgo biloba 'Princeton Sentry' Prunus cerasifera 'Crimson Pointe' Quercus robur x alba 'Skinny Genes' Narrow Buffer Trees - 24" box or 10-12' bth, Qty. - 6 Very narrow trees at that are placed approx. 20' on center to complement the architectural forms and the upper balcony layout Cupressus sempervirens Juniperus virginiana 'Taylor' 	<p>Shrubs</p> <ul style="list-style-type: none"> Screen / Buffer Shrubs - 5 gal. Echium candicans Leonotis leonurus Leucophyllum frutescens 'Green Cloud' Olea europaea 'Little Ollie' Formal Upright Shrub - 5 gal. Buxus sempervirens 'Graham Blandy' Cupressus sempervirens 'Tiny Tower' Ilex crenata 'Sky Pencil' Thuja occidentalis 'Emerald' Formal and Informal Hedge - 5 gal. Buxus microphylla japonica 'Green Beauty' Ligustrum japonicum 'Texanum' Myrtus communis 'Compacta' Rhapiolepis umbellata 'Minor' Rosmarinus officinalis 'Majorca Pink' Small Specimen Accent Shrubs - 1 gal / 5 gal. Anigozanthos 'Bush Ranger' Agave 'Blue Glow' Agave 'Sharkskin' Chondropetalum tectorum Heselerale parviflora 	<p>Groundcovers</p> <ul style="list-style-type: none"> Low Flowering Accent Shrubs - 1 gal. Agapanthus africanus Bulbine frutescens Delosperma cooperi Liriope muscari Teucrium cossonii majoricum Low Accent Groundcover - 1 gal. Aptenia cordifolia Aloe saponaria 'Red Apple' Trachelospermum asiaticum Senecio mandraliscae Infill Groundcover - 1 gal. Juniperus conferta Pittosporum tobira 'Wheeler Dwarf' Rosmarinus officinalis 'Huntington Carpet' Infill Groundcover - 1 gal. Baccharis pilularis 'Twin Peaks II' Cotoneaster dammeri 'Streibs Finding' Lantana hybridus 'Gold Rush' Mahonia repens 	<ul style="list-style-type: none"> Chinese Flame Tree Chinese Pistache Pride-of-Madeira Lion's Tail Texas sage Dwarf Olive Boxwood Tiny Tower Italian Cypress Sky Pencil Japanese Holly American Arborvitae Boxwood Texas Privet Myrtle Dwarf Yeddo Hawthorn Rosemary Kangaroo Paw Blue Glow Agave Sharkskin Agave Small Cape Rush Red Yucca 	<ul style="list-style-type: none"> Lily of the Nile Orange Bulbine Ice Plant Blue Lily Turf Fruity Germander Baby Sun Rose Soap Aloe Asiatic Jasmine Blue Chalksticks Shore Juniper Dwarf Mock Orange Creeping Rosemary Dwarf Coyote Brush Streibs Finding Bearberry New Gold Lantana Creeping Oregon Grape Evergreen Magnolia African Fern Pine Firethorn
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Landscape Areas

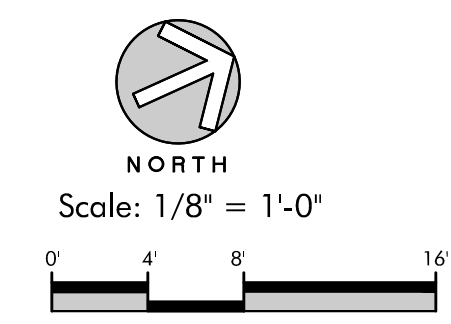
Shrub and Groundcover Area	3,032 sf	81.4%
Cobble and Planting Area	658 sf	17.6%
Total Landscape Area	3,723 sf	100%
Size of Parcel	18,951 sf (44 acres)	
Percentage of Site in Landscape	19.7%	

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet San Mateo County codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

PRELIMINARY PLANTING PLAN

206 SEQUOIA AVE. REDWOOD CITY, CALIFORNIA



CANYON VISTA PARTNER, LLC.

L0.2

PLANNING APPLICATION SUBMITTAL
DATE: 01/26/2023
KLA PROJECT NO. 22-2417



Trees



Acer rubrum 'Armstrong'



Koelreuteria bipinnata



Ginkgo biloba 'Princeton Sentry'



Pichacia chinensis 'Keith Davey'



Prunus cerasifera 'Crimson Pointe'



Quercus robur x *alba* 'Skinny Genes'



Cupressus sempervirens



Juniperus virginiana 'Taylor'

Shrubs



Anigozanthos 'Bush Ranger'



Myrtus communis 'Compacta'



Ligustrum japonicum 'Texanum'



Cupressus 'Tiny Towers'



Thuja occidentalis 'Emerald'



Hesperaloe parviflora



Leonotis leonurus



Olea europaea 'Little Ollie'



Echium candicans



Raphiolepis umbellata 'Minor'



Agave 'Blue Glow'



Agave 'Sharkskin'



Chondropetalum tectorum



Rosmarinus officinalis 'Majorca Pink'



Leucophyllum frutescens 'Green Cloud'

Groundcovers



Agave 'Blue Glow'



Trachelospermum asiaticum



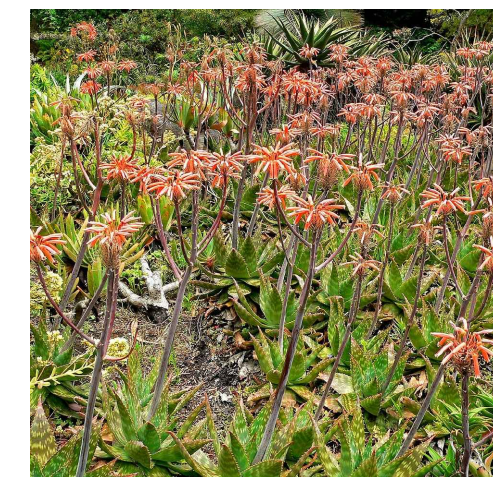
Juniperus confertus



Lantana 'Gold Rush'



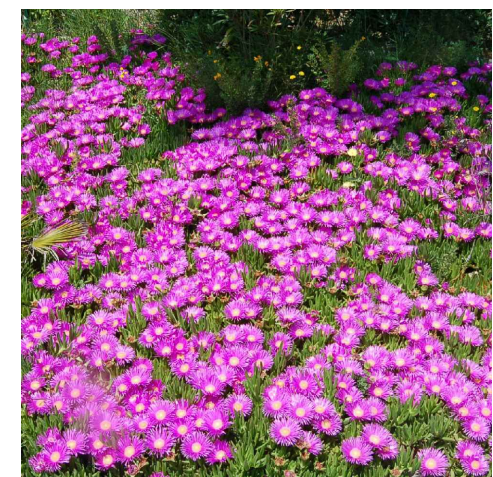
Liriope muscari



Aloe saponaria 'Red Apple'



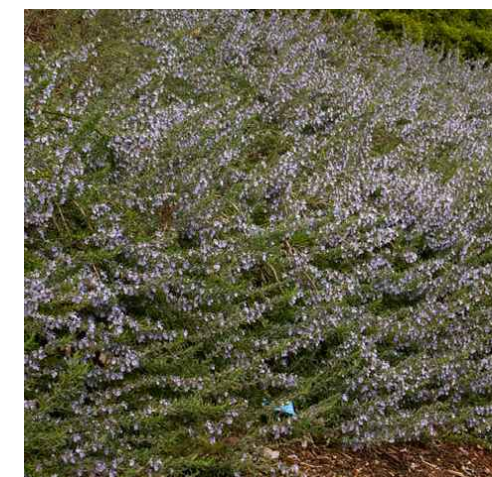
Senecio mandraliscae



Delosperma cooperi



Pittosporum tobira 'Wheeler's Dwarf'

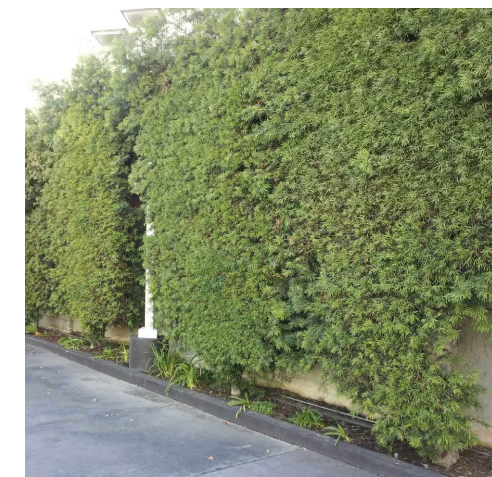


Rosmarinus officinalis 'Huntington Carpet'

Espalier



Magnolia grandiflora 'Espalier'

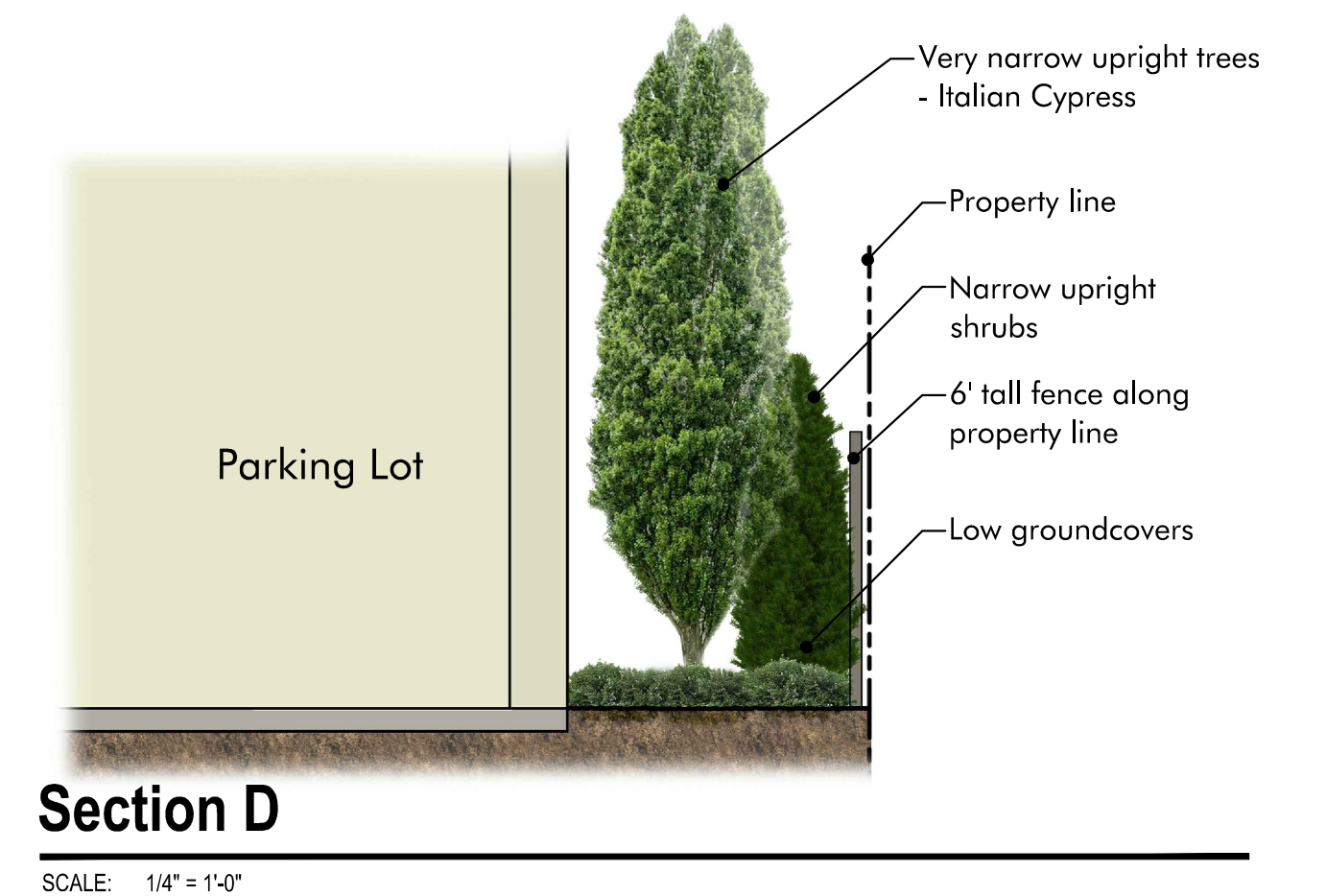
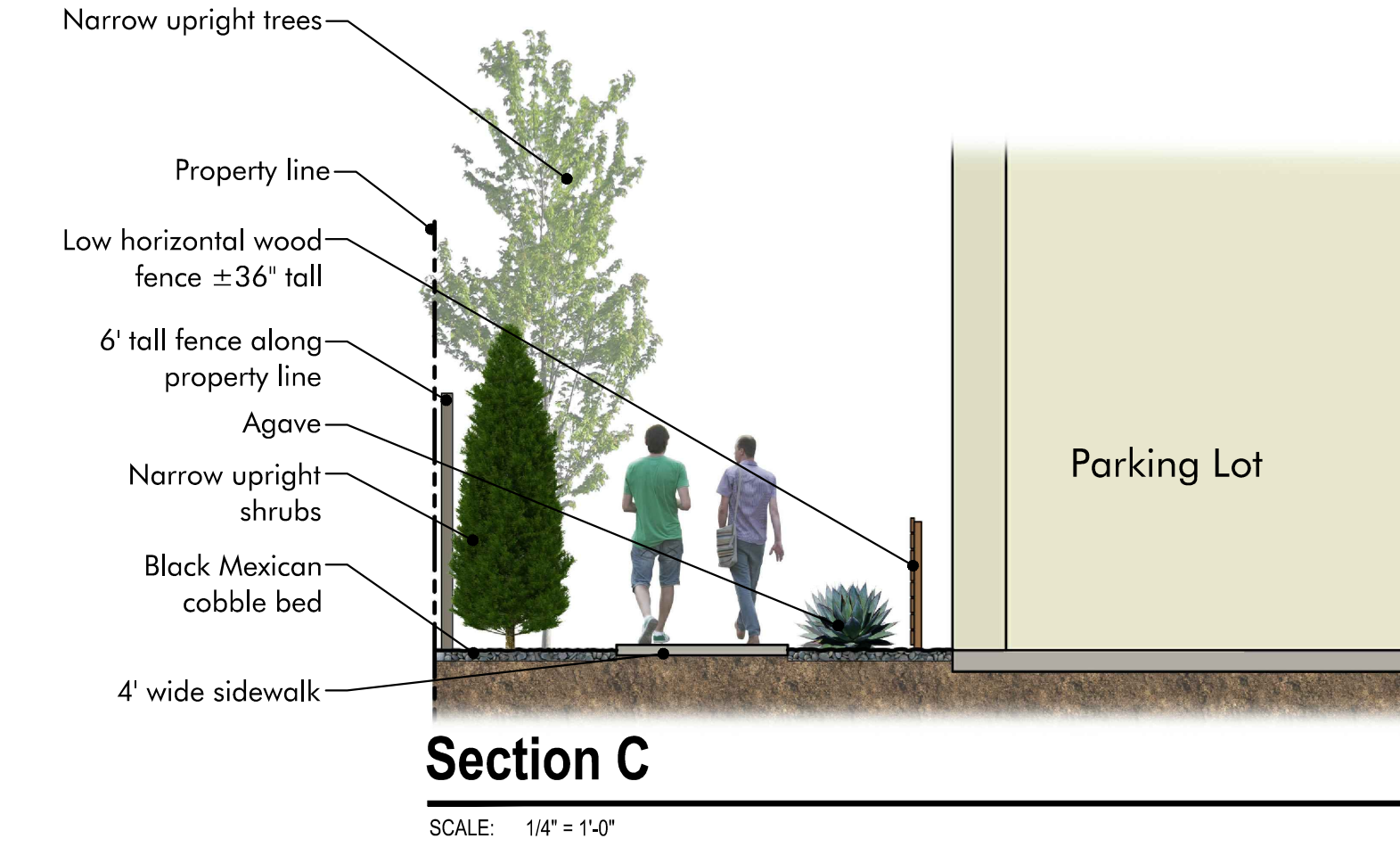
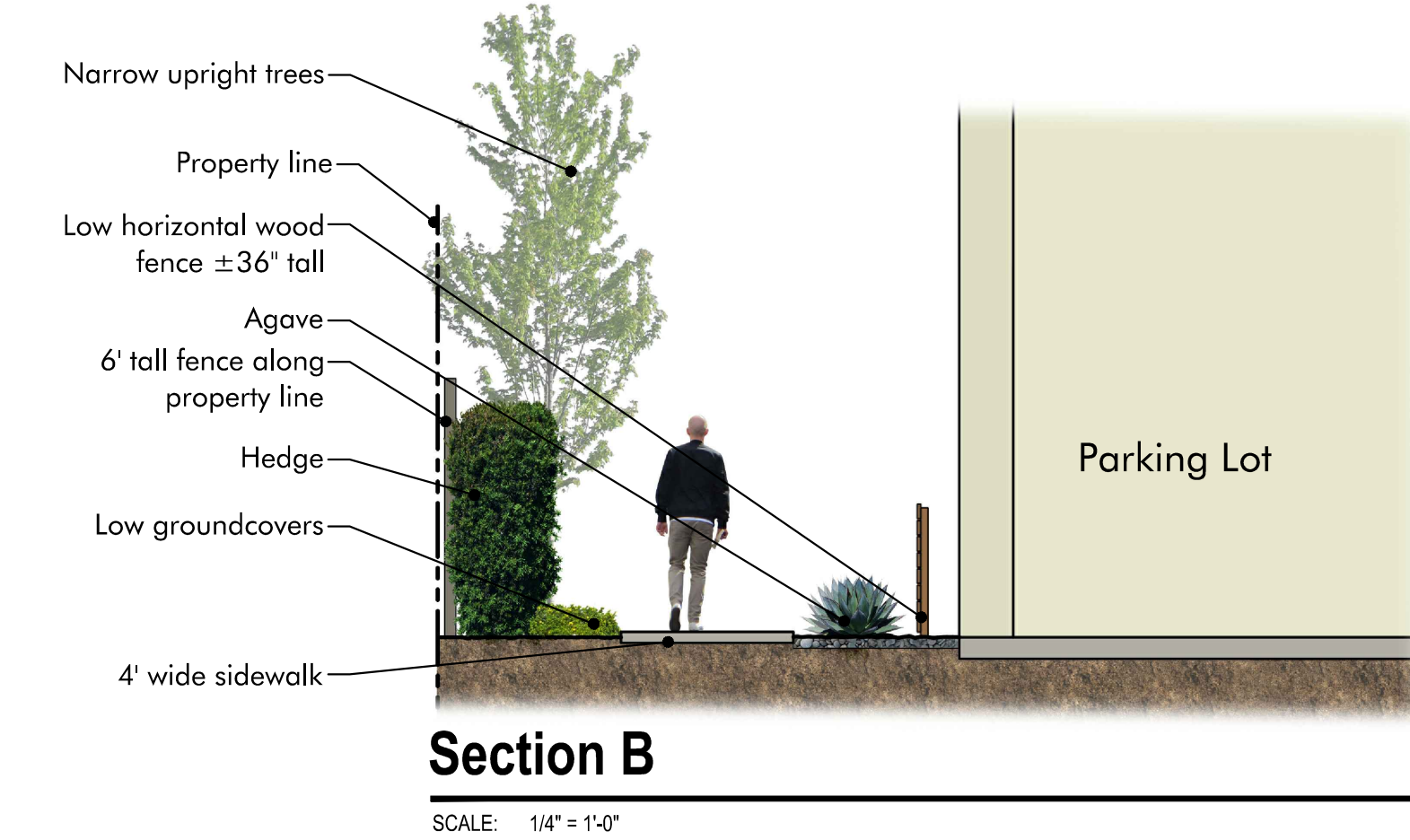
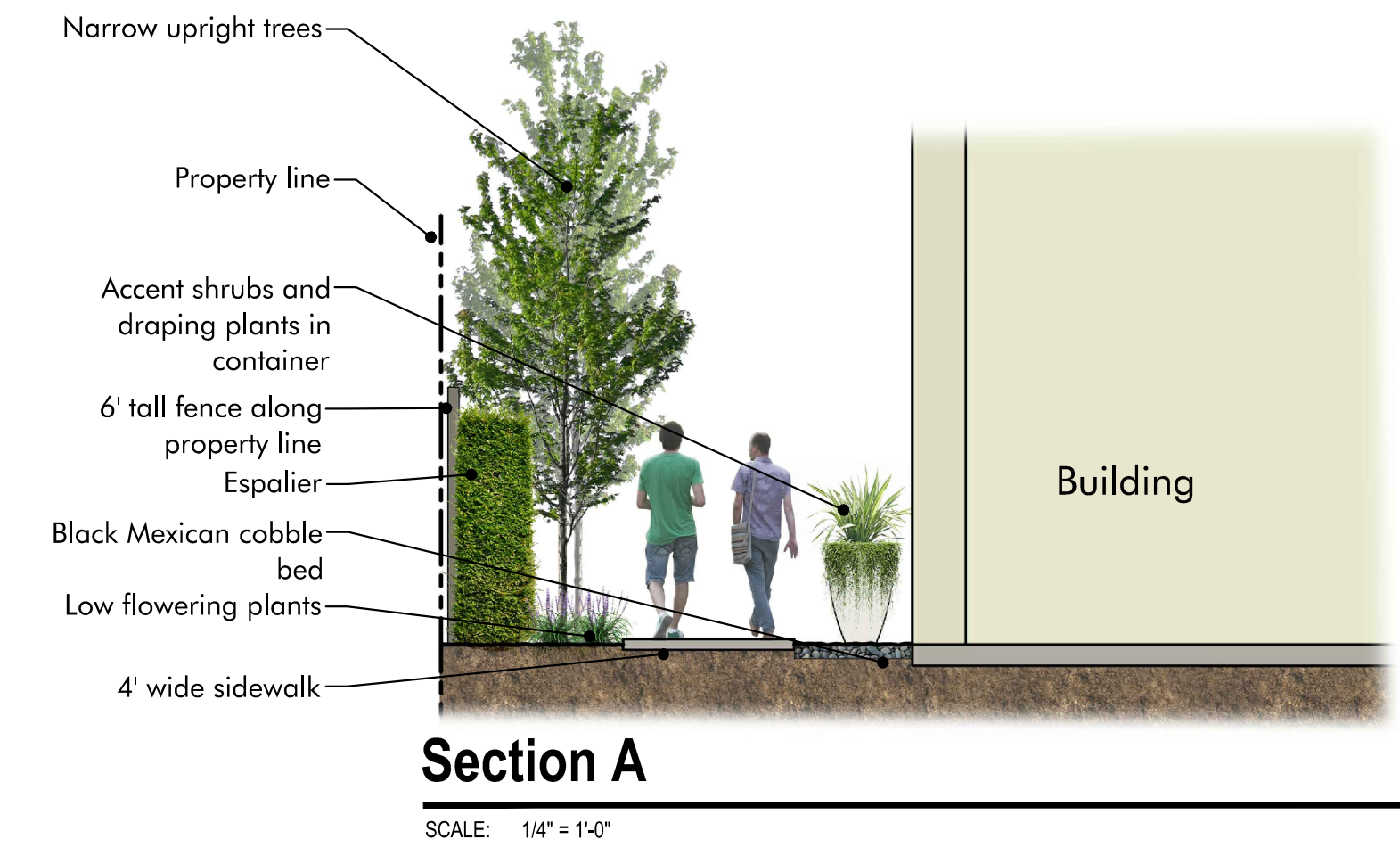


Podocarpus gracilior 'Espalier'



Pyracantha 'Espalier'

Sections



PLANT IMAGES/SECTIONS

ARBORIST REPORT

Submitted To:
 Grove Construction
 Attention: Mr. Ron Grove
 855 Sweeney Avenue
 Redwood City, CA 94063
 Project Location:
 206 Sequoia Avenue
 Redwood City, CA



Submitted By:
 McCLANAHAN CONSULTING, LLC
 John H. McClenahan
 ISA Board Certified Master Arborist, WE-1478B
 member, American Society of Consulting Arborists
 November 15, 2019
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McClanahan Consulting, LLC
 Arboriculture Since 1982
 1 American Road, Peninsula Valley, CA 94026-8032
 Telephone 925-326-8193
 Fax 925-326-8207
 www.mccclanahan.com

November 15, 2019

Grove Construction
 Attention: Mr. Ron Grove
 855 Sweeney Avenue
 Redwood City, CA 94063
 Re: 206 Sequoia Avenue
 Redwood City, CA

Assignment
 As requested, I performed a visual inspection of five trees to determine species, size and condition and provide tree protection and tree preservation guidelines.

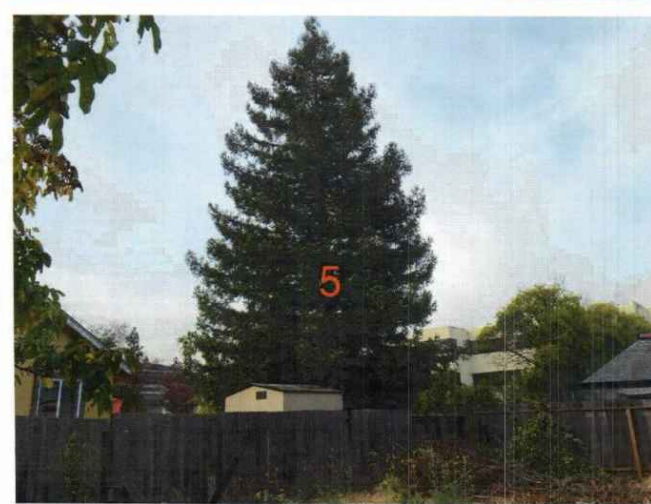
Summary
 Plans for the site are not yet developed. It is feasible to build one or two houses on the lot and retain the trees. However, should apartments or infill development be proposed trees one through three will require removal. Tree four, a neighboring tree, may be impacted depending on the type of development. Tree five, a neighboring tree, will not likely sustain adverse impacts from the development. Tree Protection Zones are defined to assist with design. It is understood that development may occur within a TPZ. During these situations further arborist review may be necessary. Any grading or excavation within a TPZ must be monitored by a qualified arborist. Any cutting of roots greater than one-inch diameter must be supervised by a qualified arborist. Should root cutting occur within a TPZ, project arborist must provide mitigation recommendations as needed. Although it is not known if trees will remain, general Tree Preservation Guidelines are included.

Methodology
 No root crown exploration, climbing or plant tissue analysis was performed as part of this survey. For purposes of identification, trees have been numbered on the attached photos.

In determining Tree Condition several factors have been considered which include:

- Rate of growth over several seasons;
- Structural decay or weaknesses;
- Presence of disease or insects; and
- Life expectancy.

Grove Construction
 Re: 206 Sequoia Avenue, Redwood City, CA



Grove Construction
 Re: 206 Sequoia Avenue, Redwood City, CA

Tree Description/Observation

1 Coast live oak (*Quercus agrifolia*)
 Diameter: 15.7"
 Height: 25' Spread: 25'
 Condition: Fair to Good
 Location: Left rear
 Observation: Grows to a phototropic lean away from larger live oak. Minor accumulation of interior deadwood due to dense crown. The TPZ is 8-feet.

2 Coast live oak
 Diameter: 34.1" Low Branching
 Height: 25' Spread: 46'
 Condition: Fair
 Location: Left rear
 Observation: Crown exhibits normal vigor with a moderate accumulation of deadwood. Six primary scaffold limbs exhibit weak attachments. Two 1-inch diameter pipes are embedded in main crotch. The TPZ is 18-feet.

3 English walnut (*Juglans regia*)
 Diameter: 20"
 Height: 24' Spread: 32'
 Condition: Fair
 Location: Left rear corner
 Observation: Crown exhibits a moderate accumulation of interior deadwood. Measured just above graft. The TPZ is 10-feet.

4 Black walnut (*Juglans hindsii*)
 Diameter: EST 20"
 Height: 20' Spread: 24'
 Condition: Fair
 Location: Neighbor's left rear side
 Observation: TPZ 15-foot. Impacts can be assessed if needed when design is complete.

5 Coast redwood (*Sequoia sempervirens*)
 Diameter: Est 24"
 Height: 40' Spread: 35'
 Location: Neighbor's right rear corner
 Observation: TPZ 15-foot. Minimal impacts anticipated within TPZ.

Off site - Not on project parcel and not impacted by the project

Off site - Not on project parcel and not impacted by the project

Grove Construction
 Re: 206 Sequoia Avenue, Redwood City, CA

Fertilization
 A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction. Fertilizer should include organic blends and components such as mycorrhizae and bio stimulants.

Mulch
 Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection
 Periodic inspections by the Site Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximately four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

We thank you for this opportunity to be of assistance in your tree preservation concerns. Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

McCLANAHAN CONSULTING, LLC

J.H. McClenahan

By: John H. McClenahan
 ISA Board Certified Master Arborist, WE-1478B
 member, American Society of Consulting Arborists
 JHM:cm

Grove Construction
 Re: 206 Sequoia Avenue, Redwood City, CA

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ARBORIST DISCLOSURE STATEMENT

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

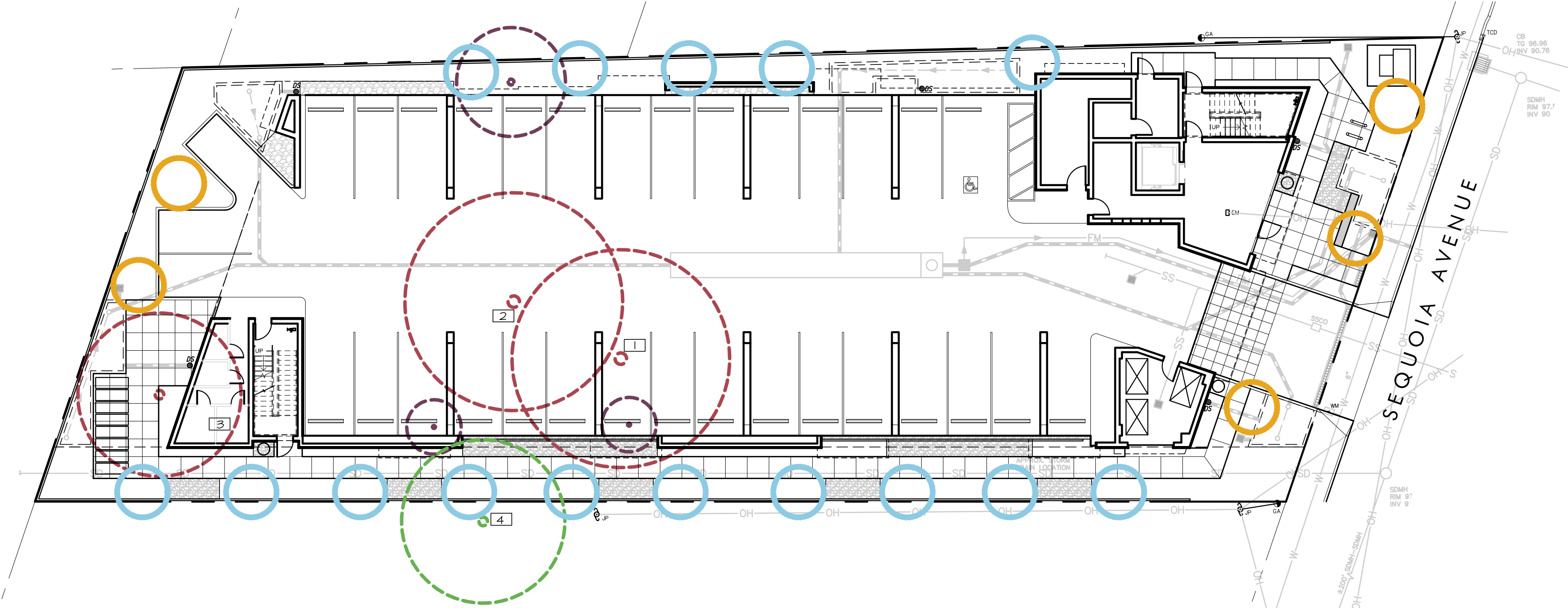
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fall in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under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

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

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

J.H. McClenahan

Arborist: John H. McClenahan
 Date: November 15, 2019



TREE INVENTORY

Tree No.	Botanical Name	Common Name	DBH (inches)	Height (ft)	Canopy spread (ft)	Condition	Action
1	<i>Quercus agrifolia</i>	Coast Live Oak	16	25	25	Fair	Remove Based on Design Plan
2	<i>Quercus agrifolia</i>	Coast Live Oak	34	35	46	Fair	Remove Based on Design Plan
3	<i>Juglans regia</i>	English Walnut	20	24	32	Fair	Remove Based on Design Plan
4	<i>Juglans hindsii</i>	Black Walnut	20	20	24	Good	Preserve

EXISTING TREE LEGEND

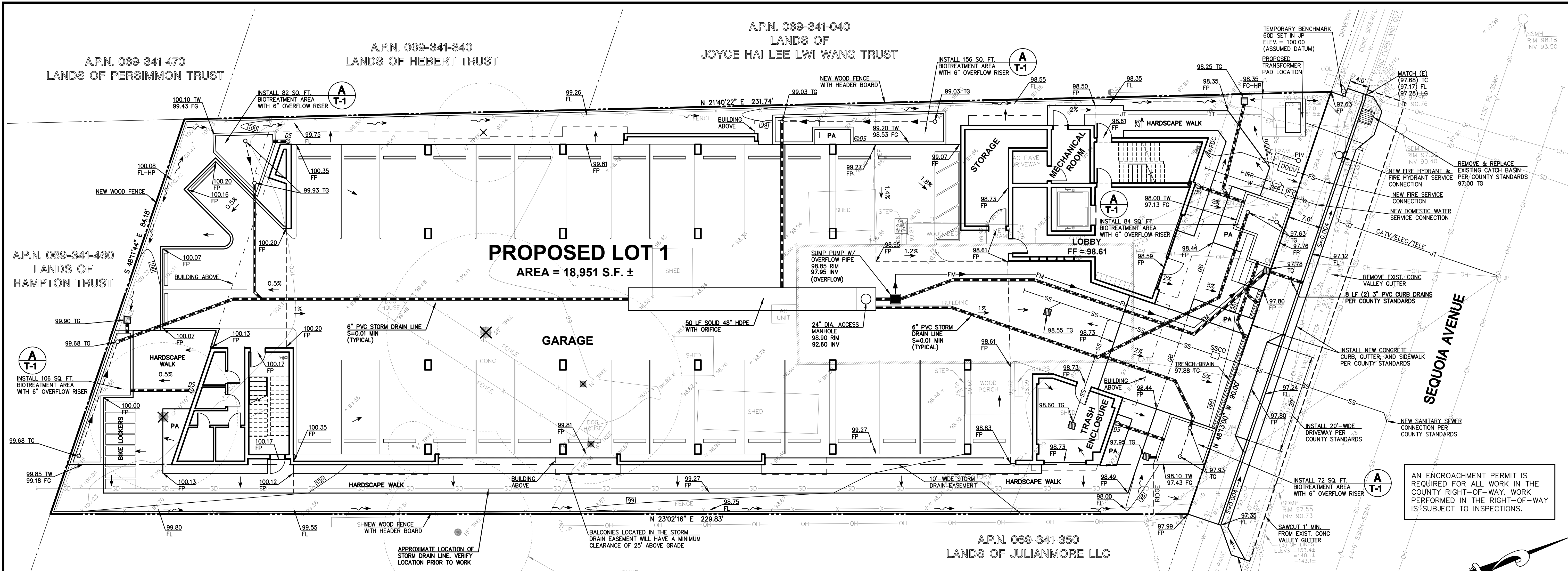
- Existing tree (DBH >6") to be protected in place
- Existing tree (DBH >6") to be removed
- Existing tree or large shrub (DBH <6") to be removed (does not qualify for mitigation)

REPLACEMENT TREES

Existing trees to be removed (DBH >6")	3
Proposed replacement trees	20 trees
Proposed per each tree removed	6.67

Symbol	Container Size	Quantity
	15-gallon Trees	15
	24" box Trees	5
Total		20

EXISTING TREES/ARBORIST REPORT



OWNER / APPLICANT:
 CANYON VISTA PARTNERS LLC
 RON GROVE
 111 BRANSTEN ROAD, UNIT D
 SAN CARLOS, CA 94080

CIVIL ENGINEER / LAND SURVEYOR:
 DAN MacLEOD
 MacLEOD & ASSOCIATES, INC.
 965 CENTER STREET
 SAN CARLOS, CA 94070
 TEL: (650) 593-8580

EXISTING LAND USE:
 SINGLE FAMILY RESIDENTIAL

PROPOSED LAND USE:
 MULTI-FAMILY RESIDENTIAL

EXISTING ZONING:
 R-1/S-74

PROPOSED ZONING:
 R-3/S-3

FLOOD ZONE:
 ZONE "X"

ASSESSOR'S PARCEL NUMBER:
 069-341-050

UTILITY SERVICES:
 GAS & ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
 SANITARY SEWER: FAIR OAKS SANITARY DISTRICT
 WATER: CALIFORNIA WATER SERVICE
 TELEPHONE: AT & T
 FIRE PROTECTION: MENLO PARK FIRE PROTECTION DISTRICT

GENERAL NOTES:

- ALL EXISTING BUILDINGS AND DRIVEWAYS WILL BE REMOVED.
- EXISTING CONTOUR INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY MACLEOD & ASSOCIATES IN APRIL OF 2022.
- REFER TO ARCHITECTURAL PLANS PREPARED BY RYS ARCHITECTS, INC. FOR DIMENSIONS OF UNITS

UTILITY NOTE:
 THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

GRADING QUANTITIES:

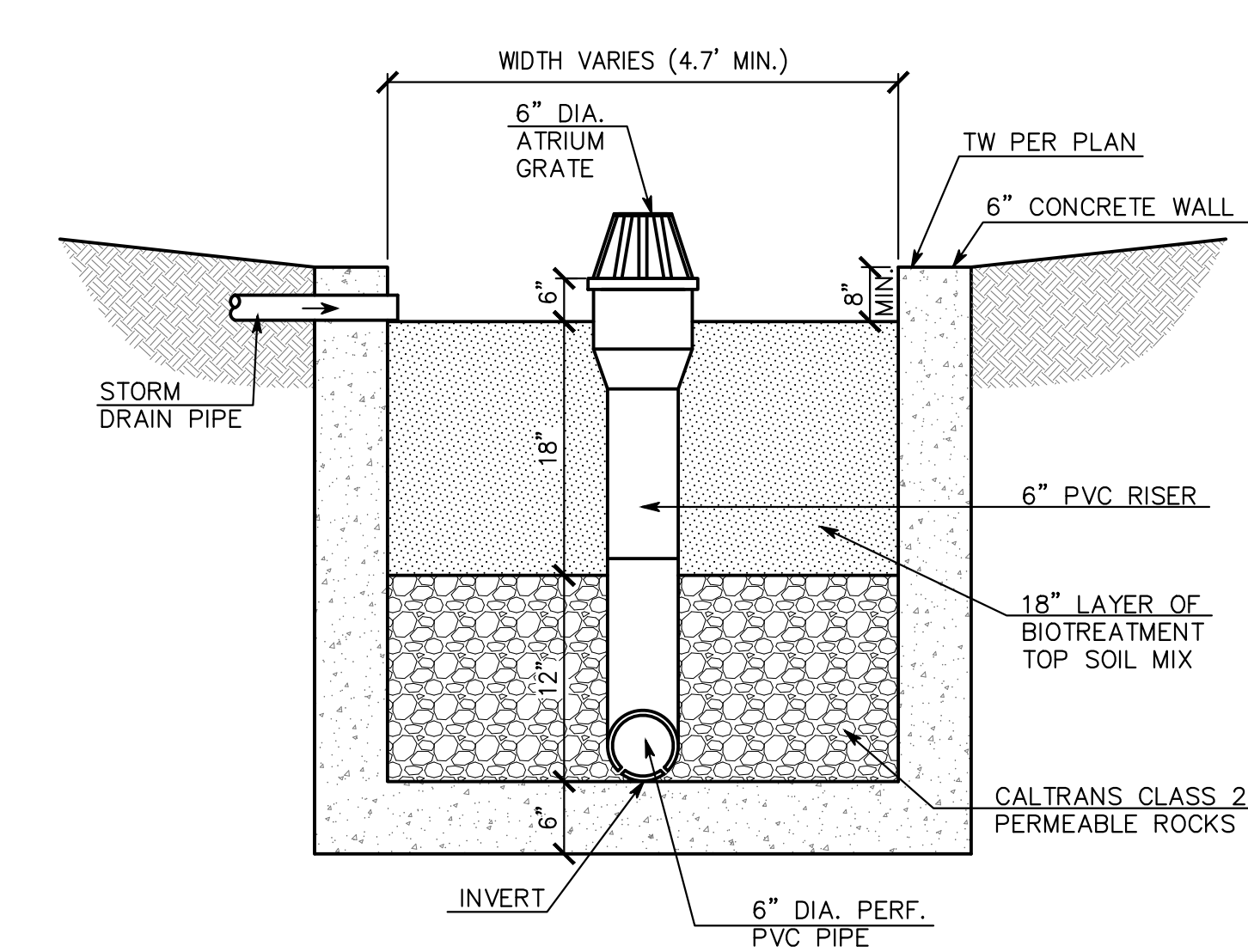
	CUT	FILL
BUILDING PAD	215	--
SIDE & FRONT YARD GRADING	--	25
SIDE & FRONT WALKS	20	--
DETENTION PIPE	50	--
BIOTREATMENT AREAS	75	--
TOTAL	360	25

NOTE:
 EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

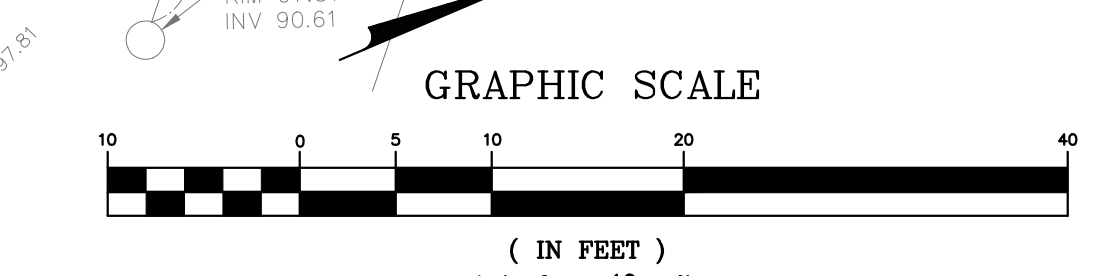
TOTAL EARTHWORK = 360 + 25 = 385 C.Y. ±
 EXPORT = 360 - 25 = 335 C.Y. ±

LEGEND

- AC PAVE ASPHALT CONCRETE PAVEMENT
- BFP BACK FLOW PREVENTER
- CATV CABLE TELEVISION
- CB CATCH BASIN
- COL COLUMN
- CONC CONCRETE
- DDCV DOUBLE DETECTOR CHECK VALVE
- DS⊙ DOWNSPOUT
- ELEC ELECTRIC
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOWLINE
- FP FINISH PAVE
- GA GUY ANCHOR
- GS FF GARAGE SLAB FINISH FLOOR
- INV INVERT
- JP JOINT UTILITY POLE
- LG LIP OF GUTTER
- MB MAILBOX
- PA PLANTING AREA
- PIV POST INDICATOR VALVE
- SDMH STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TC D THRU CURB DRAIN
- TELE TELEVISION
- TG TOP OF GRATE
- TW TOP OF WALL
- WM WATER METER
- WM TREE W/ SIZE
- X 12" TREE EXISTING TREE TO BE REMOVED
- X 12" TREE
- X-X- FENCE
- IRR IRRIGATION LINE
- JT JOINT TRENCH LINE
- OH OVERHEAD UTILITY LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- W WATER LINE
- NEW STORM DRAIN LINE
- NEW DRAIN INLET
- SURFACE FLOW DIRECTION
- SWALE



(A) BIOTREATMENT PLANTER DETAIL
 SCALE: (NOT TO SCALE)



VICINITY MAP
 (NOT TO SCALE)

AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK IN THE COUNTY RIGHT-OF-WAY. WORK PERFORMED IN THE RIGHT-OF-WAY IS SUBJECT TO INSPECTIONS.

REV.	DESCRIPTION	DATE
1	REVISIONS	07/25/23
2	REVISE HARDSCAPE AND BIOTREATMENT AREAS PER COUNTY COMMENTS	10/19/22

PREPARED FOR:
 CANYON VISTA PARTNERS LLC
 SAN CARLOS, CALIFORNIA

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

206 SEQUOIA AVENUE
 (23 RESIDENTIAL UNITS)

VESTING TENTATIVE MAP WITH PRELIMINARY GRADING & DRAINAGE FOR CONDOMINIUM PURPOSES

DRAWN BY: DJK
 DESIGNED BY: DJK
 CHECKED BY: DGM
 SCALE: 1"=10'
 DATE: 09/07/22
 DRAWING NO. 4725-TM
 SHEET 1 OF 2



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

March 15, 2022

Ron Grove
Canyon Vista Partners LLC
1011 Bransten Road, Unit D
San Carlos, CA 94070

Dear Mr. Grove:

SUBJECT: Summary of Major Development Pre-application Public Workshop
206 Sequoia Avenue, Sequoia Tract
APN: 069-341-050; County File No.: PRE 2021-00047

Thank you for your participation in the virtual public workshop held pursuant to Zoning Regulations Section 6415 on December 14, 2021 via Zoom for the proposal of a subdivision and grading permit for a four-story, 23-unit condominium development (3 of the units to be designated for very low income and 8 of the units proposed under State Density Bonus Law) on an 18,951 sq. ft. lot located at 206 Sequoia Avenue in the unincorporated Sequoia Tract area of San Mateo County. The proposal includes a ground-level parking garage with 33 parking spaces plus bicycle parking, 21 two-bedroom residential units and 2 one-bedroom residential units. Approximately 1,200 cubic yards of excavation is estimated to accommodate foundation and site work. The property is zoned R-3/S-3 (Multiple-family Residential/5,000 sq. ft. lot minimum, 1,250 sq. ft. minimum lot area per dwelling unit) with a General Plan land use designation of High Density Residential (17.5 – 87.0 dwelling units per acre).

The purpose of the Pre-application Public Workshop is to provide for and foster early public involvement and input on a major development project and, to the extent feasible, identify potential issues before the applicant submits necessary Planning applications and plans to initiate the County's formal review process. The purpose of this letter is to summarize the comments received at the public workshop and include comments from County Planning, other reviewing departments and agencies, and additional comments from interested parties.

Besides the applicant, there were about 10 members of the public in attendance at the meeting.

SUMMARY OF PUBLIC CONCERNS REGARDING THE PROJECT

Interested members of the public expressed concerns regarding the proposed condominium subdivision. There was a strong sentiment that the project would negatively impact the community and neighborhood as supported by the comments listed below:



1. **Transition Area/Neighborhood Character:** Comments were received that the proposed 4-story, 23-unit condo building is not an appropriate transition between commercial along Woodside Road and the adjacent two-story multi-family and single-family residential developments; the project “chips away” at the single-family residential character of the Sequoia Tract and will not fit in to the neighborhood character of the community; the transition in this neighborhood has always felt like it was the corner of Woodside Road at Sequoia Avenue due to lower density residential between Woodside Road and single-family residential parcels. One commentor expressed that the proposed development is not welcome in the single-family residential neighborhood. Several members of the public encouraged the applicant to consider something a little smaller in scale to better fit with the neighborhood character and that the community may be more amendable to. An example was provided of a project at Rutherford Avenue and Woodside Road that is a similar sized lot where a 3-story, 10-unit apartment building was proposed and the community felt their feedback helped the developer decide to reduce the project down to a smaller 6-unit condo development, which the community generally supports.

Staff Input: The County will obtain and provide additional information on the proposed project and its compatibility with existing development as part of the formal application review process. Staff noted, however, that the County’s ability to reduce the proposed density of the project or deny requested concessions from otherwise-applicable local standards is limited by California’s Density Bonus Law, which requires that the County approve those features if the project qualifies under the law.

2. **Traffic:** Comments were received expressing concern that the project would generate increased traffic at an already dangerous corner at Woodside Road (SR-84) and Sequoia Avenue, where a number of fatalities have occurred. Community participants described the following traffic patterns to demonstrate existing hazards, the neighbors feel the proposed project will add to these hazards:
 - There have been a number of traffic-related fatalities at the Sequoia Avenue at Woodside Road intersection and regular occurrences of hit and runs at this intersection.
 - The intersection is regularly used to make unsafe left U-turns (from traveling along SR-84(W)), and people piling in and out of the Shell Gas Station creates even more of a safety hazard.
 - Locals leaving Sequoia Avenue to head on SR-84(W) know not to turn left across SR-84(E) traffic lanes because it’s too dangerous, so they turn right onto SR-84(E) and go down to Massachusetts Avenue to turn around to head back on SR-84(W).
 - Getting off of SR-84(E) is very unsafe when trying to turn right onto Sequoia Avenue if the person behind is trying to turn into the Shell Gas Station, bank or even next block down.
 - Pedestrians cross Woodside Road at Sequoia Avenue even though there’s no cross walk. It’s a dark area of roadway, there was a fatality last January 2021.

Staff Input: The applicant will be required to prepare a Traffic Assessment Report for the project. The Assessment will need to evaluate traffic impacts related to the proposed development using Vehicle Miles Traveled (VMT) and Level of Service (LOS), as applicable, for a Traffic Impact Analysis and provide recommendation for mitigation measures as necessary to reduce traffic impacts. The Report will be referred to the County Department of Public Works and Caltrans District 4 for review.

Staff offers the following additional observation/information related to existing traffic concerns:

While the Woodside Road at Sequoia Avenue intersection is not a marked pedestrian crossing, there are existing streetlights in the center (west side) median and 'No U-turn' signs for both directions of traffic on Woodside Road at the Sequoia Avenue intersection. Additionally, Caltrans is working on a maintenance and rehabilitation project for Woodside Road (SR-84) that will include removal of the island and installation of a pedestrian beacon at the nearby Woodside Road at Kentucky Avenue intersection, providing improved pedestrian crossing within a block of the Sequoia Avenue intersection.

3. **Parking:** Concerns were raised over whether sufficient on-site parking is being provided and that parking is already atrocious in the neighborhood. The proposal shows 4 future EV spaces but at least this number of EV spaces should be provided with the current proposal, not at a future date; there should be more than 1 ADA parking space since the building proposes an elevator indicating accessibility.

Staff Input: The applicant is minimally required to comply with current California Green Building standards and California Building Code Chapter 11A for EV spaces and ADA spaces, respectively.

4. **Utilities:** Comments were received regarding the adequacy of utility services for the development; it was advised by a member of the public that one water meter should be provided for each individual unit as that will be an important factor for the residents; questions were raised what the impacts on sewer and water rates will be with the development, and that the development will increase garbage waste. Also, it was cautioned that drainage is a problem in the area and has flooded in the past; the area between the adjacent flag lot and project parcel acts as a swale and storm calculations should be carefully reviewed.

Staff Input: Staff explained that as part of a formal subdivision application, the project will be reviewed by the sewer (Fair Oaks Sewer District) and water (California Water Service – Bear Gulch) providers as well as the County Planning and Building Department's Drainage Review Section to ensure sufficient and adequate infrastructure capacity to accommodate the project's demands on utilities.

5. **Trees:** There was question about what is planned for the existing trees along the rear property line. An adjacent neighbor indicates there is a tree in the rear right corner that is completely healthy and should be saved to maintain some privacy from the proposed 4-story building that will be looking down at the neighboring property.

Staff Input: The applicant indicated their intent is to try to save the tree in the rear right corner. Staff explained that an arborist report will be required to assess all trees on the project site and overhanging canopies for trees located on adjacent lots to determine health and survival relative to the project proposal. Tree removal typically requires replacement at a 1:1 ratio and type, size and location for replacement trees can be considered relative to existing surrounding conditions.

6. **Construction:** Comments questioned the timeline for construction and noise decibels that would be generated throughout the length of construction; where will construction workers park and how will that impact residents in the area? It was acknowledged by a member of the community that although the streets in the neighborhood are public rights-of-way, there needs to be consideration for construction parking controls and limits to avoid construction vehicles parking in front of people's houses.

Staff Input: Based on the comments, the applicant should prepare a construction schedule, types of construction equipment expected to be used for the project, and construction logistics plan as part of a formal subdivision application. The information will help staff determine anticipated construction impacts during analysis of the project.

7. **Building Height:** Comments of concern were received that the proposed 4-stories is too tall of a building for this predominately single-family residential community; the height will block views from neighboring properties.

Staff Input: While the County has no development regulations to protect private views, the applicable "S-3" zoning development standard allows a maximum building height of 3 stories/36 feet. The proposed building is 4 stories/54 feet. The additional height is being sought through a concession under California's Density Bonus Law. The County's ability to reduce the proposed height of the project or deny requested concessions from otherwise-applicable local standards is limited by California's Density Bonus Law, which requires that the County approve those features if the project qualifies under the law.

8. **Privacy:** Clarification was requested on the location and encroachment of balconies and windows on the rear and right-side building elevations that would provide direct views onto neighboring properties resulting in a total invasion of privacy.

Staff Input: The applicant clarified that there is one balcony along the right-side rear unit that extends to the end of the building and encroaches into the rear 20-foot setback by 3 feet, on all three residential floors. There are three additional balconies on the right side of the building, on all three residential floors, that have varied encroachments of no more than approximately 2-foot into the 5-foot right side setback. One of these balconies is to the Building Management Space on the 4th floor. There is a 10-foot storm drain easement along the left side property line that prevents the building from being shifted over. Additionally, each residential floor is proposed to have the same window pattern on its rear and right-side elevations.

9. **Building Management Space:** Question was received over what the building management space on the 4th floor was intended for; there's no restroom facility shown for the space and if it is intended for management/office facility it should have a restroom for employees.

Staff Input: The applicant explained that while there is no specific layout for this space yet, it could potentially be used for building management office space or facility maintenance storage, or a combination, and/or common use space for building residents.

10. **Environmental Review:** There was question as to where the EIR (Environmental Impact Report) was for the project for review.

Staff Input: Staff explained that environmental review will be completed as part of a formal application process pursuant to, and in compliance with, the California Environmental Quality Act (CEQA) Guidelines. Any noticing as required under CEQA Guidelines would be provided to neighbors and interested parties (that we have contact information for).

11. **Public Notification:** There was question as to how far reaching the next public notification will be since the Pre-application public workshop notice included businesses along Woodside Road but should include more community residents.

Staff Input: Staff explained that while legal requirements for public noticing of the subdivision project would include a 300-foot radius from the project site, since the pre-application public workshop noticing is a 500-foot radius, staff will continue using the 500-foot radius for future public meeting notices for the project. Additionally, any member of the public requesting to be included in future noticing can send a request to staff.

12. **Concessions:** Question was asked on who decides on the granting of requested concessions that are driving increased height and number of units (from what the County's R-3/S-3 Zoning District allows); comment was received that the County should consider residents quality of life and not just rubber stamp projects.

Staff Input: Staff noted that California's Density Bonus Law (a state law) limits the County's ability to reduce the proposed density of the project or deny requested concessions (such as height) from otherwise applicable local County zoning standards; State law requires that the County approve these features if the project qualifies under the law.

13. **Existing Conditions:** Comments were received that the project site is already a problem due to noise and tenants parking their construction vehicles and dump trucks all over the neighborhood.

Staff Input: The property is zoned for residential use and is not allowed to be used as a contractor's yard or construction yard; the property owner has also been informed of this in recent past by the County's Code Compliance Section.

WRITTEN COMMENTS

Prior to and after the public workshop meeting, Planning staff received written comments from the public in opposition to the project. The comments were similar to those received during the meeting expressing concern for effects on neighborhood character, traffic, parking, and processing of concession requests.

COMMENTS FROM OTHER REVIEWING AGENCIES

Planning staff has received preliminary comments from the following agencies:

Current Planning Section

1. Should the applicant move forward with the proposed project, formal applications for a Major Subdivision and Grading Permit, with application fees (\$31,385.95) and all application submittal requirements, shall be filed with the County Planning and Building Department. Application processing includes a completeness determination within 30 days of application, review by all relevant agencies: and preparation of an appropriate environmental document pursuant to the California Environmental Quality Act (CEQA) Guidelines. The project would require a public hearing for consideration by the San Mateo County Planning Commission. All public meetings would include advanced notification to property owners within 500 feet of the project site and interested parties who have requested notification.
2. As part of the Planning applications for a Major Subdivision and Grading Permit, the applicant shall submit a Traffic Assessment Report that evaluates traffic impacts related to the proposed development using Vehicle Miles Traveled (VMT) and Level of Service (LOS), as applicable, for the Traffic Impact Analysis, and provides recommendation for mitigation measures as necessary to reduce traffic impacts. More information can be found at: <https://publicworks.smcgov.org/documents/traffic-impact-analysis-requirements>.
3. The applicant shall submit a construction schedule, construction workforce, and equipment plan as part of the Planning applications to inform staff of anticipated construction impacts for consideration.
4. An updated arborist report will be required at the Planning application stage that assesses each tree on the property relative to proposed development impacts. The report shall include existing tree condition, potential tree survival and longevity, and tree protection recommendations, including special measures needed to protect trees during demolition and/or construction. The arborist should evaluate the possibility of retaining any trees on site and protecting the neighbor's walnut tree (Tree No. 5).
5. Planning application submittal documents for a Major Subdivision and Grading Permit shall minimally include the application requirements pursuant to Section 7011 of the County's Subdivision Ordinance (<https://planning.smcgov.org/subdivision-regulations>) and Grading Regulations Section 9285 (<https://planning.smcgov.org/documents/grading-regulations>).

Geotechnical Section

6. A Geotechnical Report is required at the Planning application stage for parcel development feasibility. Geotechnical hazards, if any, shall be identified, and mitigated. Excavation plans and shoring design shall be submitted for review and approval prior to issuance of a building permit.

Drainage Review Section

7. The project will be required to comply with C.3 Requirements and County Drainage Requirements. Please submit a drainage plan and calculations in compliance with Provision C.3 of the County's Municipal Regional Permit and County's Drainage policy. An updated C.3 and C.6 Development Review Checklist should be submitted with the Planning application, if changes to impervious surfaces have been made.

Department of Public Works

8. Balconies and awnings must clear a 25 feet minimum vertical distance from finished grade so that the County has adequate access to the existing storm drain within the 10-foot easement on the left side of the property. No private property facilities may be installed within the easement; a maintenance agreement will be required.

Fair Oaks Sewer Maintenance District

9. The Planning pre-application indicates that the property will be subdivided into twenty-three (23) condominium units. The Sewer District records indicate that the property has one existing sewer connection. The Sewer District will allow the proposed additional twenty-two (22) connections provided that all associated fees are paid. The Sewer District will require the applicant to purchase the additional sewer connections and obtain all appropriate permits for the installation of the connections. The fees for new sewer connections will be calculated based on the plans submitted prior to final approval of the building plans.
10. The parcel must connect to the Sewer District main with an individual 6" minimum sewer lateral.
11. The applicant shall submit building plans to the Sewer District for review when the building permit application is submitted. The plans shall indicate the location of the existing and proposed sewer laterals to the Sewer District main.
12. A Sewer Inspection Permit (SIP) must be obtained to cap the existing sewer lateral prior to demolition of the existing building. The SIP may be obtained from the Sewer District office at 555 County Center, 5th Floor, Redwood City.
13. The applicant is proposing twenty-three condominium units. The Sewer District needs to perform a capacity analysis of the additional sewage anticipated to be generated by the new development and delivered into the Sewer District facilities to determine whether the Sewer District facilities have sufficient capacity to accommodate the increased flow. The applicant will be responsible for the capacity analysis cost

incurred by the Sewer District as it is a direct cost associated with the proposed development. This evaluation shall be completed at the Planning application stage. The design of any resulting upgrades to the Sewer District facilities must be completed and approved by the District prior to final approval of the building plans.

14. The applicant shall mitigate the additional sewage to be generated by the site's change in use with a sanitary sewer project within the Sewer District to reduce the amount of inflow and infiltration (I/I) in its collection system. This type of mitigation would be considered for offsetting the project's effect on downstream Sewer District and City of Redwood City pipes by reducing or eliminating wet weather inflow and infiltration from the Sewer District that would otherwise be conveyed to the downstream agencies' sewer systems. The applicant would be responsible for the cost of designing, constructing, and managing such improvement project.

County Department of Housing

Summer will send site price

15. The affordable units must remain affordable for at least 55 years and reserved for very low income households. To assure the continued affordability, a deed restriction is to be recorded prior to occupancy to ensure compliance.
16. The applicant is required to use the County's regulatory covenant, or a covenant approved by the Department of Housing.

California Water Service – Bear Gulch

17. Reduced pressure backflow devices will be required.

Menlo Park Fire Protection District (MPFD)

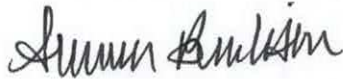
18. Aerial Ladder Access shall be established along Sequoia Avenue fronting the development. The aerial ladder placement shall meet the prescriptive distance requirements outlined in CFC Appendix D105. The following are general Access requirements that apply to subject project:
 - a. Overhead Electrical Obstruction – Overhead Electrical Utility power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.
 - b. All Emergency Vehicle Access (EVA) Roadways shall be “Publicly Recorded with the County of San Mateo Accessors Office”.
 - c. Fire apparatus roadways, including public and private streets and in some cases, driveways used for vehicle access, shall be capable of supporting the imposed weight of a 75,000-pound (34,050 kg) fire apparatus and shall be provided with an all-weather driving surface. Only paved or concrete surfaces are considered to be all weather driving surfaces. CFC 2019, Appendix D.
 - d. NOTE ON FIELD PLAN: All curbing located within the complex that has not been assigned as onsite parking shall be designated as “No Parking Fire Lane”. All

- fire lanes to comply with MPFD standard for "Designation and Marking of Fire Lane". Provide a complete no parking-fire lane stripping plan with no parking signage in accordance with MPFD standard on subsequent submittal: a. Required no parking signage shall be installed at an approved location at entrances.
- e. NOTE ON FIELD PLAN: Fire apparatus roadways, including public or private streets or roads used for vehicle access shall be installed and in service prior to construction. Fire protection water serving all hydrants shall be provided as soon as combustible material arrives on the site: a. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE MENLO PARK FIRE PROTECTION DISTRICT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2019.
 - f. For buildings 30 feet (9144 mm) and over in height above natural grade, the required fire apparatus access roadway shall be a minimum of 26 feet (7925 mm) in width and shall be positioned parallel to at least one entire side of the building, and the fire lane shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building. CFC 2019, Appendix D105:
 - a. Fire District staging areas shall be determined for Aerial Ladder Truck Minimum and Maximum climbing angles, if a climbing angle is less than 50 degrees the roadway shall be adjusted to comply to the charging condition listed above. Note Aerial Ladder requires minimum 4-foot setback on any side to allow for outriggers.
19. Water Supply: Direct access to the fire sprinkler riser shall be required.
- a. The applicant shall provide fire flow information through a separate engineered plan showing how this is to be achieved. This document shall be submitted to Menlo Park Fire Protection District for review and approval prior to issuance of grading and building permits. CFC 2019, Sec. 507.5.1 Appendix B Section 105.2 and Table 105.1.
 - b. A public hydrant is required at 206 Sequoia Avenue. All hydrants to comply to the following: a. All fire hydrants shall be wet barrel standard steamer type with 1-4 1/2-inch (114.3 mm) and 2-2 1/2-inch (63.5 mm) outlets. MPFPD CFC Sec. 507.5.1 Appendix C.
 - c. Fire hydrants and fire appliances (fire department connections and post indicator valves) shall be clearly accessible and free from obstruction.
20. Means of egress components to include exit pathway throughout use, exit stairwells, exit enclosure providing access to exit doors, door hardware, exit signs, exit illumination and emergency lighting shall comply to CFC/CBC Chapter Ten.
21. A man door providing direct access to the Sprinkler Riser Assembly (for each building) shall require signage on the door stating- "Riser Room" or agreed upon language.

22. Approved plans and approval letter must be on site at the time of inspections by the MPFD.
23. Final acceptance of this project is subject to field inspection.
24. Fire Inspector Bob Blach of the Menlo Park Fire Protection District at 650/688-8430 is assigned to this project, you may contact either of us if you should have any questions.

The formal application, including all plans and materials cited earlier in this letter, should consider the comments discussed above. If you have any questions regarding this summary or need assistance with application requirements, please feel free to contact me at 650/363-1815 or by email at sburlison@smcgov.org.

Sincerely,



Summer Burlison, Senior Planner

SSB:agv – SSBGG0042_WAN.DOCX

cc: Board of Supervisors
Planning Commission
Steve Monowitz, Community Development Director
Lisa Aozasa, Deputy Director
County Drainage Review Section
County Geotechnical Review Section
County Department of Public Works
County Housing Department
Fair Oaks Sewer Maintenance District
California Water Service – Bear Gulch
Menlo Park Fire Protection District
Caltrans – District 4
Interested Parties



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F



McClenahan Consulting, LLC

Arboriculturists Since 1911

1 Arastradero Road, Portola Valley, CA 94028-8012

Telephone (650) 326-8781

Fax (650) 854-1267

www.spmcclenahan.com

November 15, 2019

March 6, 2022 Revised

Grove Construction

Attention: **Mr. Ron Grove**

865 Sweeney Avenue

Redwood City, CA 94063

**Re: 206 Sequoia Avenue
Redwood City, CA**

Assignment

As requested, I performed a visual inspection of five trees to determine species, size and condition and provide tree protection and tree preservation guidelines.

Summary

Plans for the site are not yet developed. Proposed apartments or infill development proposed trees one through three will require removal, as they are located in the new building footprint or within the required excavation for new foundation. Tree four, a neighboring tree, should sustain impacts to less than 25 percent of the root environment. Tree five, a neighboring redwood, will not likely sustain adverse impacts from site development. Tree Protection Zones are defined to assist with design. It is understood that development may occur within a TPZ. During these situations further arborist review may be necessary. Any grading or excavation within a TPZ must be monitored by a qualified arborist. Any cutting of roots greater than one-inch diameter must be supervised by a qualified arborist. Should root cutting occur within a TPZ, project arborist must provide mitigation recommendations as needed. Although it is not known if trees will remain, general Tree Preservation Guidelines are included.

Methodology

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey. For purposes of identification, trees have been numbered on the attached photos.

In determining Tree Condition several factors have been considered which include:

- Rate of growth over several seasons;
- Structural decays or weaknesses;
- Presence of disease or insects; and
- Life expectancy.

Tree Description/Observation

1 Coast live oak (*Quercus agrifolia*)

Diameter: 15.9"
Height: 25' **Spread:** 25'
Condition: Fair to Good
Location: Left rear

Observation:

Grows to a phototropic lean away from larger live oak. Minor accumulation of interior deadwood due to dense crown. The TPZ is 8-feet.

2 Coast live oak

Diameter: 34.4" Low Branching
Height: 35' **Spread:** 46'
Condition: Fair
Location: Left rear

Observation:

Crown exhibits normal vigor with a moderate accumulation of deadwood. Six primary scaffold limbs exhibit weak attachments. Two 1-inch diameter pipes are embedded in main crotch. The TPZ is 18-feet.

3 English walnut (*Juglans regia*)

Diameter: 20"
Height: 24' **Spread:** 32'
Condition: Fair
Location: Left rear corner

Observation:

Crown exhibits a moderate accumulation of interior deadwood. Measured just above graft. Located in proposed building foundation.

4 Black walnut (*Juglans hindsii*)

Diameter: EST 20"
Height: 20' **Spread:** 24'
Location: Neighbor's left rear side

Observation:

TPZ 12-feet. Proposed construction excavation is 10-feet from fence and should impact less than 25 percent of root environment.

5 Coast redwood (*Sequoia sempervirens*)

Diameter: Est 24"
Height: 40' **Spread:** 36'
Location: Neighbor's right rear corner

Observation:

TPZ 12-feet. Minimal impacts anticipated within TPZ. Proposed excavation should encroach no closer than 15-feet.





TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan

In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than six times the trunk diameter, (i.e. 30" diameter tree x 6=180" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is **mandatory**.

Barricades

Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

Root Pruning (if necessary)

During and upon completion of any trenching/grading operation within a Tree Protection Zone, clean pruning cuts of exposed, damaged or severed roots greater than one inch diameter should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line **within twenty-four (24) hours**.

Pruning

Pruning of the foliar canopies to include removal of deadwood is recommended and should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce 'windsail' effect and provide an environment suitable for healthy and vigorous growth.

Irrigation

A supplemental irrigation program is recommended for the trees and should be accomplished at regular three to four-week intervals during the period of May 1st through October 31st. Irrigation is to be applied at or about the 'drip line' in an amount sufficient to supply approximately ten (10) gallons of water for each inch in trunk diameter.

Irrigation can be provided by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.

Fertilization

A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction. Fertilizer should include organic blends and components such as mycorrhizae and bio stimulants.

Such fertilization will serve to stimulate feeder root development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas.

Inception of this fertilizing program is recommended prior to the initiation of construction activity.

Mulch

Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection

Periodic inspections by the **Site Arborist** are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

We thank you for this opportunity to be of assistance in your tree preservation concerns.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

McCLENAHAN CONSULTING, LLC



By: **John H. McClenahan**
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists

JHMc: cm



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ARBORIST DISCLOSURE STATEMENT

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

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

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

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



Arborist: John H. McClenahan
Date: March 6, 2022



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G



Civil and Transportation Engineering

**206 SEQUOIA AVENUE
REDWOOD CITY
UNINCORPORATED SAN MATEO COUNTY**

TRAFFIC IMPACT ANALYSIS ASSESSMENT

MAY 4, 2022

ASSESSMENT PURPOSE

The purpose of this assessment is to determine whether or not the proposed development to be located at 206 Sequoia Avenue in unincorporated San Mateo County meets the requirements for a traffic impact study and/or a vehicle miles traveled (VMT) assessment as required under the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION

The project consists of a single building on an 0.435 acre lot. The building is to be four stories tall with the top three floors containing 23 residential units. Three of the units will be for low income residents. The ground floor will be for parking and building access. The parking area will provide for 33 vehicles. The new building will replace one single family detached housing unit.

TRAFFIC IMPACT STUDY

The County's Traffic Impact Study Requirements, dated 9/1/2013 state that a TIS is required if the project generates more than 500 vehicle trip ends per day or more than 100 vehicle trip ends during the peak hour. A vehicle trip generation analysis was done using the data in the Institute of Transportation Engineers publication, *Trip Generation*, 11th Edition, © 2021. The project will generate an estimated 11 vehicle trip ends during the afternoon peak hour of an average weekday and 140 total vehicle trip ends on an average weekday. That analysis is attached to this assessment.

On the basis of the trip generation analysis the project does not meet the requirements for a full TIS.

CEQA-VMT ANALYSIS

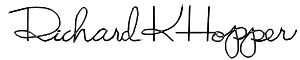
The Governor's Office of Planning and Research (OPR) has established criteria for determining whether a project meets the requirement for a VMT analysis or not. For a residential development the County criteria is shown below.

Baseline	County average for residential development is 13.80 home-based trip VMT per resident
Residential Projects	15% below baseline home-based work trip per capita by residence

The VMT analysis was done using the C/CAG VMT Estimation Tool. This project meets the requirements for exemption under the CEQA-VMT. See attached analysis.

CONCLUSIONS AND RECOMMENDATIONS

The above described assessments show that the proposed project do not require a TIS or VMT traffic impact analysis.



Richard K. Hopper, PE

Principal

**206 Sequoia Avenue
Redwood City
Vehicle Trip Generation
5/4/22**

LAND USE	LU CODE	SIZE	UNITS	TRIP GENERATION RATE*						TRIP GENERATION VOLUME												
				A.M. PEAK HOUR			P.M. PEAK HOUR			A.M. PEAK HOUR			P.M. PEAK HOUR									
				IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL	AWDT						
Multifamily Housing (Low Rise)	220	20	DU	0.10	0.30	0.40	0.32	0.19	0.51	6.74	2	6	8	6	4	10	135					
Affordable Housing	223	3	DU	0.10	0.26	0.36	0.27	0.19	0.46	4.81	0	1	1	1	1	1	14					
Single Family Detached	210	-1	DU	0.18	0.52	0.70	0.59	0.35	0.94	9.43	0	-1	-1	-1	0	-1	-9					
Total:																2	6	8	7	4	11	140

* Source: ITE Trip Generation, 11th Edition, © 2021

Project Details

Timestamp of Analysis: May 04, 2022, 02:53:19 PM

Project Name: 206b Sequoia Avenue

Project Description: A 23 unit residential development replacing one single family detached housing unit

Residential:
 Single Family DU: 23
 Multifamily DU: 23
 Total DUs: 23

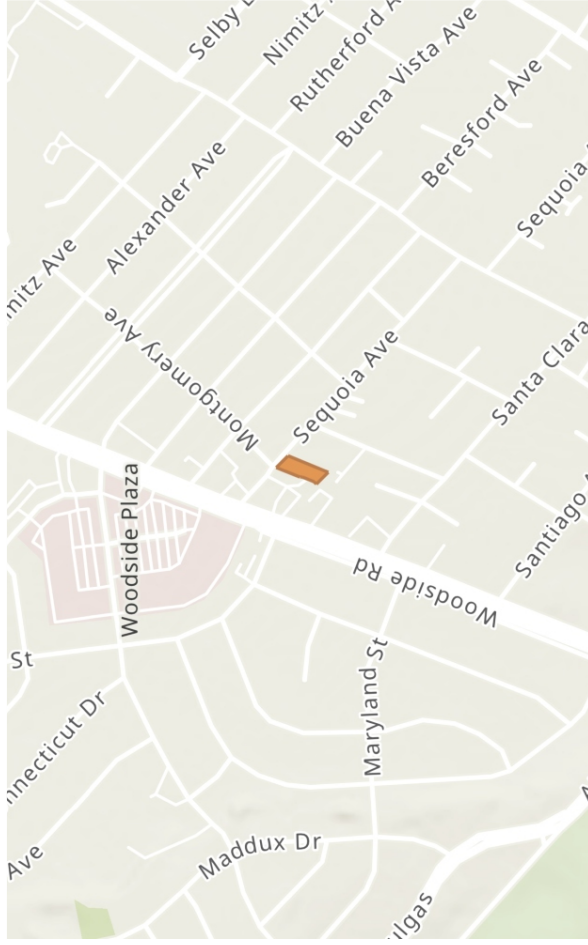
Project Location

apn	TAZ
069341050	2022

jurisdiction: Unincorporated San Mateo

Inside a TPA?

No (Fail)



Residential Affordability (percent of all units):

Extremely Low Income: 0 %
 Very Low Income: 13 %
 Low Income: 0 %

Parking:

Motor Vehicle Parking: 33
 Bicycle Parking: 8

Analysis Details

Data Version: C/CAG Travel Model

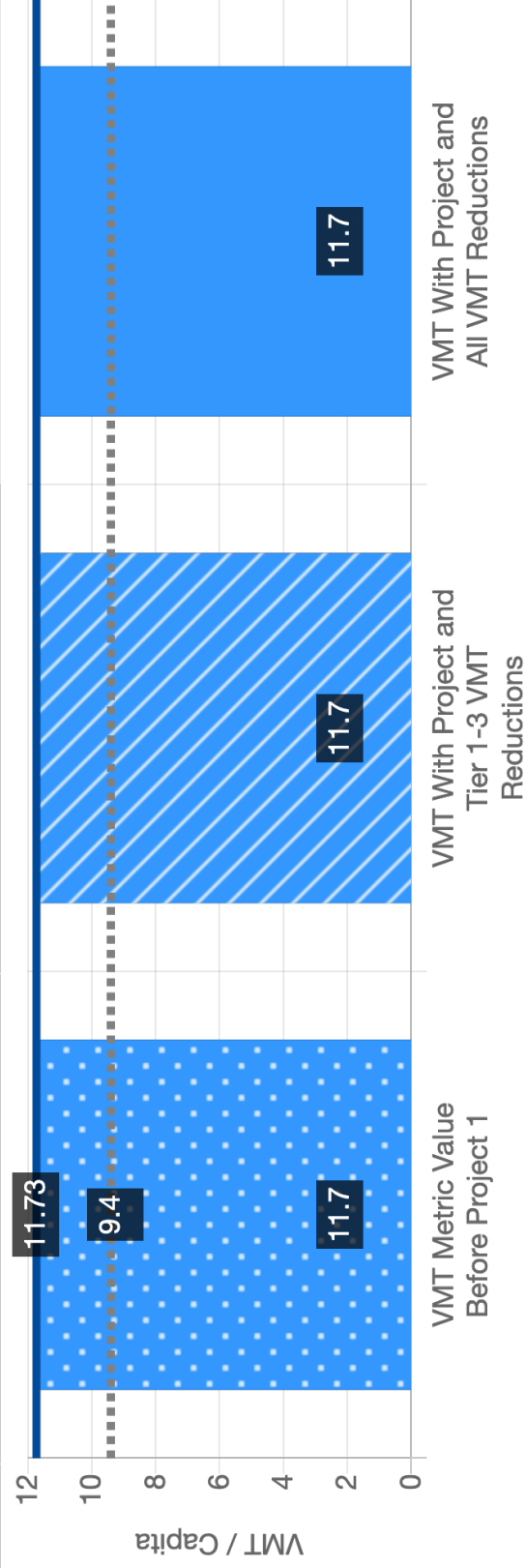
Analysis Methodology: TAZ

Baseline Year: 2015

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Home-Based VMT per Resident
VMT Baseline Description 1:	County Average
VMT Baseline Value 1:	13.8
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	11.7	11.7	11.7
Low VMT Screening Analysis	Yes (Pass)	Yes (Pass)	Yes (Pass)



Tier 1 Project Characteristics

PC01 Increase Residential Density

Existing Residential Density:	15.28
With Project Residential Density:	15.37



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

