

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

DATE: July 17, 2025

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision permit, pursuant to Chapter 9.20.030 of the County Subdivision Regulations, to subdivide a 20,121 sq. ft. parcel into two parcels (Lot 1: 10,059.82 sq. ft. and Lot 2: 10,061.12 sq. ft.), located at 543 Encina Avenue in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN2024-00269 (Maskan/ Sadeghian)

PROPOSAL

The applicants, Rona Maskan and Sam Sadeghian, propose to subdivide a 20,120.94 sq. ft. parcel into two parcels resulting in a 10,059.82 sq. ft. (Lot 1) parcel and a 10,061.12 sq. ft. (Lot 2) parcel. The existing parcel is developed with a single-family home that is proposed to be demolished as part of this application.

RECOMMENDATION

That the Zoning Hearing Officer approve the Minor Subdivision permit under County File Number PLN2024-00269, by making the required findings and adopting the conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Jonathan Bruns, Project Planner

Applicant: Rona Maskan and Sam Sadeghian

Owner: Rona Maskan, LLC

Public Notification: Ten-calendar day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation.

Location: 543 Encina Avenue, North Fair Oaks

APN: 060-153-030

Existing Parcel Size: 20,120.94 sq. ft.

Existing Zoning: R-1/S-93 (One-Family Residential District / 10,000 sq. ft. minimum parcel size)

General Plan Designation: Medium Density Residential

Sphere-of-Influence: Redwood City

Existing Land Use: Single-Family Residence

Water Supply: California Water Service – Bear Gulch

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: FEMA Flood Zone X – Area of Minimal Flood Hazard. Zone X is defined as areas of moderate flood hazard, usually in the area between the limits of the 100-year and 500-year floods. FIRM Panel 06081C0302E. Effective date October 16, 2012.

Environmental Evaluation: This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15315, Class 15, for minor land divisions resulting in four or fewer parcels.

Setting: The project site is located approximately .32 of a mile from Middlefield Road. The subject parcel is flat and developed with a single-family residence that will be demolished as part of this project. The surrounding parcels along Encina Avenue vary in size from roughly 20,000 sq ft. to under 10,000 sq. ft. and are all developed with single-family residential development.

Chronology:

<u>Date</u>	<u>Action</u>
October 2, 2024	- Minor Subdivision application, PLN2024-00269, submitted to Current Planning Section
May 19, 2025	- Project deemed complete
May 22, 2025	- North Fair Oaks Community Council Meeting
July 17, 2025	- Zoning Hearing Officer Meeting

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

Urban Land Use Policies

Policy 8.9 (*Designation of Existing Urban Communities*) identifies North Fair Oaks as an existing urban community. Policy 8.12 (*General Plan Land Use Designations for Urban Areas*) calls for the adoption of the land use designations, and amendments thereto of a number of area specific plans, including the North Fair Oaks Community Plan to establish the land use designations and policies for the applicable urban areas.

The subject parcel is located within the North Fair Oaks community and therefore subject to the land use designations and development objectives included in the North Fair Oaks Community Plan. The proposed subdivision is consistent with the land use objectives of the North Fair Oaks Community plan as discussed in Section A.2, below.

2. Compliance with the North Fair Oaks Community Plan

Chapter 2: Land Use Designations

Chapter 2 of the North Fair Oaks Community Plan provides in part, an overview of current and future land use needs and recommended land use designation strategies for the North Fair Oaks community. The chapter defines the Single-Family Residential zoned areas and the associated allowable densities. For Single-Family Residential designated areas within the North Fair Oaks community a density of 15 to 24 dwelling units per acre has been established.

The subject parcel is zoned R-1/S-93 (One-Family Residential District/ 10,000 sq. ft. minimum parcel size). The proposed subdivision will result in one 10,059.82 sq. ft. parcel and one 10,061.12 sq. ft. parcel and a density of roughly 8.71 dwelling units per acre. The resulting parcel sizes conform to the minimum size requirements and are configured to allow any future development to conform with the development standards and allowable uses of the zoning designation. Finally, while the resulting density is below the defined identified range it is considered compliant as it does not exceed the maximum allowable.

3. Compliance with Zoning Regulations

a. S-93 Development Standards

As discussed previously, the proposed subdivision results in two parcels which will comply with the 10,000 sq. ft. minimum parcel size and minimum building site width of 50 feet. The submitted application materials confirm that subdivision will result in parcels of a standard size and configuration that can accommodate future development consistent with the S-93 development standards.

4. Compliance with the Subdivision Regulations

To approve this subdivision, the Zoning Hearing Officer must make the following findings as defined in Chapter 9.20.030.3b of the Subdivision Regulations:

a. **That the proposed map is consistent with applicable general and specific plans.**

As previously discussed, the North Fair Oaks Community Plan designates the area where this subject parcel is located as having a density of 15 to 24 dwelling units per acre. This proposal would result in a density of 8.71 units per acre, which is below the allowed maximum density.

b. **That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.**

The proposed subdivision results in parcels that are consistent in size and configuration with the neighborhood in which the property is located. The infrastructure to serve the parcels is existing and future development of the project is not expected to result in inconsistencies with the applicable general and specific plans.

c. **That the site is physically suitable for the type of development.**

No development is proposed as part of this subdivision and subsequent demolition application. This subdivision would be suitable for development of a single-family residence at such time that development is proposed.

- d. **That the site is physically suitable for the proposed density of development.**

This proposal would result in a density of 8.71 units per acre, which is below the density of 15 to 24 units per acre allowed area by the North Fair Oaks Community Plan.

- e. **That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The project site is located within a previously developed urban area. There are no mapped or identified sensitive habitats located within the vicinity of the project site. Therefore, the design of the subdivision or future improvements would not substantially injure fish or wildlife or their habitat.

- f. **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.

- g. **That the design of the subdivision or the type of improvements will not conflict with easement acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no existing public easements on the subject property. The existing public right-of way which serves the parcel, Encina Avenue, is not impacted by this project.

- h. **In this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, are otherwise available within a reasonable distance from the subdivision, will be provided, and are substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to the Advisory Agency to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

As previously stated, there are no existing public easements on this subject property.

- i. **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 project has been reviewed by the Fair Oaks Sewer District, the responsible sewer agency for this area, which has provided a conditional approval of the project. In addition, future development is subject to onsite drainage requirements which ensure that any stormwater related runoff is handled onsite and not directly to sewers.

- j. **That the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (“The Williamson Act”) and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use. For purposes of this section, land shall be presumed to be in parcels too small to sustain their agricultural use if the land is:**

- (1) **Less than 10 acres in size in the case of prime agricultural land, or;**
- (2) **Less than 40 acres in size in the case of land which is not prime agricultural land.**

A subdivision of land subject to the Williamson Act, with parcels smaller than those specified above, may be approved only under the special circumstances prescribed in Section 66474.4(b) of the Map Act.

The project parcel is not a Williamson Act contracted parcel and is not located in an agricultural zone.

- k. **That for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, the project is subject to the fire safety provisions of Chapter 9.20.030.(11)(a-c) of the County Subdivision Regulations as follows:**

- (1) **The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection District pursuant to Sections 4290 and 4291 of the Public Resources Code;**

- (2) **Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection District by contract entered into Pursuant to Section 4133, 4142, or 4144 of these Public Resources Code; and**

To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code as interpreted and applied by the County Fire Marshal, and any applicable County ordinance.

The project site is located within the jurisdiction of the Menlo Park Fire Protection District. The parcel is not located within a very high fire hazard severity zone or within a State responsibility area.

- I. **That, for the subdivision of land designated in the County General Plan as open space and located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:**
 - (1) **The subdivision is consistent with the open space purpose and;**
 - (2) **If the subdivision would result in parcels that are 40 acres or smaller in size, those parcels are subject to a binding and recorded restriction prohibiting the development of a habitable, industrial, or commercial building or structure, while all other structure shall comply with defensible space requirements described in Government Code Section 51182 or Section 4291 of the Public Resources Code. Any later approval to remove the aforementioned binding restriction shall make the subdivision subject to the requirements of (1) above.**

The proposed subdivision is not located on land designated as open space by the General Plan.

5. Compliance with In-Lieu Park Fees

Chapter 9.96.030.3 (Fees In-Lieu of Land Dedication) of the County Subdivision Regulations requires that, as a condition of approval of the tentative map, the subdivider pay an in-lieu fee prior to recordation of the Final Parcel Map. This fee is for acquisition, development or rehabilitation of County parks and recreation facilities, 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 \$39,715.65; 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.

B. NORTH FAIR OAKS COMMUNITY COUNCIL

The North Fair Oaks Community Council considered this proposal at their May 22, 2025, regular meeting. The Council inquired about the project's zoning compliance and whether mobile homes would be allowed on the property to provide living space. Staff confirmed that the project complies with the applicable zoning standards and that mobile home storage and living arrangements are not permitted in the subject zoning district. The Council voted unanimously to recommend approval of the project.

C. ENVIRONMENTAL REVIEW

The proposed minor subdivision is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15315, Class 15: Minor Land Divisions, for the division of properties into four or fewer parcels where no variances are required.

D. REVIEWING AGENCIES

California Water Service – Bear Gulch
Department of Public Works – Roads Division
Department of Public Works – Sewers Division
Menlo Park Fire Protection District
North Fair Oaks Community Council
Parks Department

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2024-00269

Hearing Date: July 17, 2025

Prepared By: Jonathan Bruns,
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) under Section 15315, Class 15: Minor Land Divisions, for the division of properties into four or fewer parcels where no variances are required.

Regarding the Minor Subdivision Permit, Find:

2. That the proposed map is consistent with applicable general and specific plans. The proposed map will result in conforming sized parcels consistent with the density designations defined in the North Fair Oaks Community Plan and is compatible with the surrounding land uses.
3. That the design of the proposed subdivision is consistent with applicable general and specific plans. The design of the proposed subdivision results in parcels that are of a size and configuration that is consistent with applicable plans.
4. That the subject parcel site is physically suitable for the type of development. No development is proposed for this subdivision. The project results in parcels suitable for future development of single-family residential units.
5. That the subject parcel site is physically suitable for the proposed density of development. The proposal would result in a density of 8.7 units per acre, which is consistent with the medium-high residential density designation required by the North Fair Oaks Community Plan.

6. 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 in their habitat. There are no mapped or identified sensitive habitats in the project area and the project does not include activities which would result in substantial environmental damage.
7. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision has a design that is similar to other existing parcels in the surrounding neighborhood and is not likely to cause public health problems.
8. That the design of the subdivision or the type of improvements will not conflict with easement acquired by the public at large for access through or use of property within the proposed subdivision. The subject parcel has no easements that would impact public access easements.
9. In this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, are otherwise available within a reasonable distance from the subdivision, will be provided, and are substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to the Advisory Agency to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. The subject parcel has no public access easements within it.
10. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The Fair Oaks Sewer District has indicated that sewer connections are available and at the time of future development will be subject to onsite drainage facilities to prevent runoff.
11. That the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act") and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use. The subject parcel is not a Williamson Act contracted parcel and is not located within agricultural zone.
12. For a subdivision on land located in a State Responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, the project is subject to the fire safety provisions of Chapter 9.20.030.(11)(a-c) of the County Subdivision Regulations. The subject parcel is not located in a State Responsibility nor in a very high fire hazard severity zone.

- 13. For the subdivision of land designated in the County General Plan as open space and located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code. The subject parcel for this subdivision is not located on land designated as Open Space and therefore the finding regarding consistency with open space purposes and the requirements of a recorded restriction prohibiting the development of habitable, industrial or commercial building or structures is not applicable.

- 14. That pursuant to Chapter 9.04.060 of the Subdivision Regulations, in carrying out the provisions of the Subdivision Regulations, the County has considered the effect of actions taken pursuant to these regulations on the housing needs of the region and the housing needs of the County as expressed in the Housing Chapter of the County’s General Plan and has balanced these needs against the public service needs of residents. The proposed subdivision will support an increase in housing supply in the North Fair Oaks area with minimal impact to services, infrastructure, or the community.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

- 1. This approval only applies to the proposal as described in the plans, supporting materials, and reports approved by the Zoning Hearing Officer on July 17, 2025. Minor revisions or modifications to the project may be made subject to the review and approval of the Director of Planning and Building, if they are consistent with the intent of and in substantial conformance with the approval.

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

- 3. A building permit shall be applied for and obtained from the Building Inspection Section for the following:
 - a. Demolition of the existing on-site structures: A building permit shall be obtained prior to demolishing the existing on-site structure. The structure shall be demolished prior to recordation of the parcel map.

 - b. Utility and Road Work: A building permit shall be obtained prior to utility and road work. Unless the County allows for building of such work, the County may require such work to be completed prior to recordation of the parcel map.

4. The applicant shall submit a Parcel Map, that conforms to the requirements of Chapter 9.24.010 (for and Content of Final Maps and Parcel Maps) of the County Subdivision Regulations, to the Department of Public Works County Surveyor for review and recordation as required by the County Subdivision Regulations and the State of California Subdivision Map Act. The Parcel Map will be recorded only after all inter-department conditions have been met.
5. Prior to recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department an in-lieu park fee as required by the County Subdivision Regulations, Chapter 9.96.030.3. The fee shall be based upon the assessed value of the project parcel at the time of recordation as shown in Chapter 9.96.030.3.
6. No trees have been approved for removal as part of this subdivision approval. In the future, if any tree(s) removal is proposed, it will be subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
7. The applicant shall submit a tree protection plan for any work within tree driplines or adjacent to off-site trees, including the following:
 - a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
 - b. Isolate tree protection zones using 5-foot-tall orange plastic fencing supporting by poles pounding into the ground, located at the driplines.
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
 - d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist prior to cutting. Any root cutting shall be undertaken by an arborist and documented. Roots to be cut shall be severed cleanly with a saw or topers.
8. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours of 7:00am to 6:00pm weekdays and 9:00am to 5:00pm Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360)

Department of Public Works

9. 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.

10. 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. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
11. 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.
12. 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.

Fair Oaks Sewer Maintenance District

13. The vesting tentative parcel map/plan indicates that the property will be subdivided into two parcels. The Sewer District records indicate that the property has one existing sewer connection. The Sewer District will allow the proposed additional one connection 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.
14. Each subdivided parcel must connect to the Sewer District main with an individual 4-inch sewer lateral.
15. The Sewer District will allow the proposed connection providing that all associated fees are paid. The Sewer District may require payment of additional sewer connection fees and sewage treatment capacity fees.
16. 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. The County Sanitary Sewer and Streetlight Requirements Checklist can be found on our website at <http://publicworks.smcgov.org/sewer-services>. All appropriate information and notes shall be included on the plans.

17. A Sewer Inspection Permit must be obtained to cap the existing sewer lateral prior to demolition of the existing building. A Sewer Inspection Permit may be obtained from the Sewer District office at 555 County Center, 5th Floor, Redwood City.
18. The applicant shall pay a plan review fee in the amount of \$300. Payment shall be made to the County of San Mateo.

California Water Service – Bear Gulch

19. The applicant is required to comply with all California Water Service requirements.
20. The applicant shall pay for any upgrades to California Water Service infrastructure to meet flow requirements and any other requirements made by the responsible Fire Agency.

Parks Department

21. The applicant shall comply with the County Protected Tree Ordinance for future individual building permits. Compliance with tree protection and canopy retention requirements will be required.

Menlo Park Fire Protection District (MPFD)

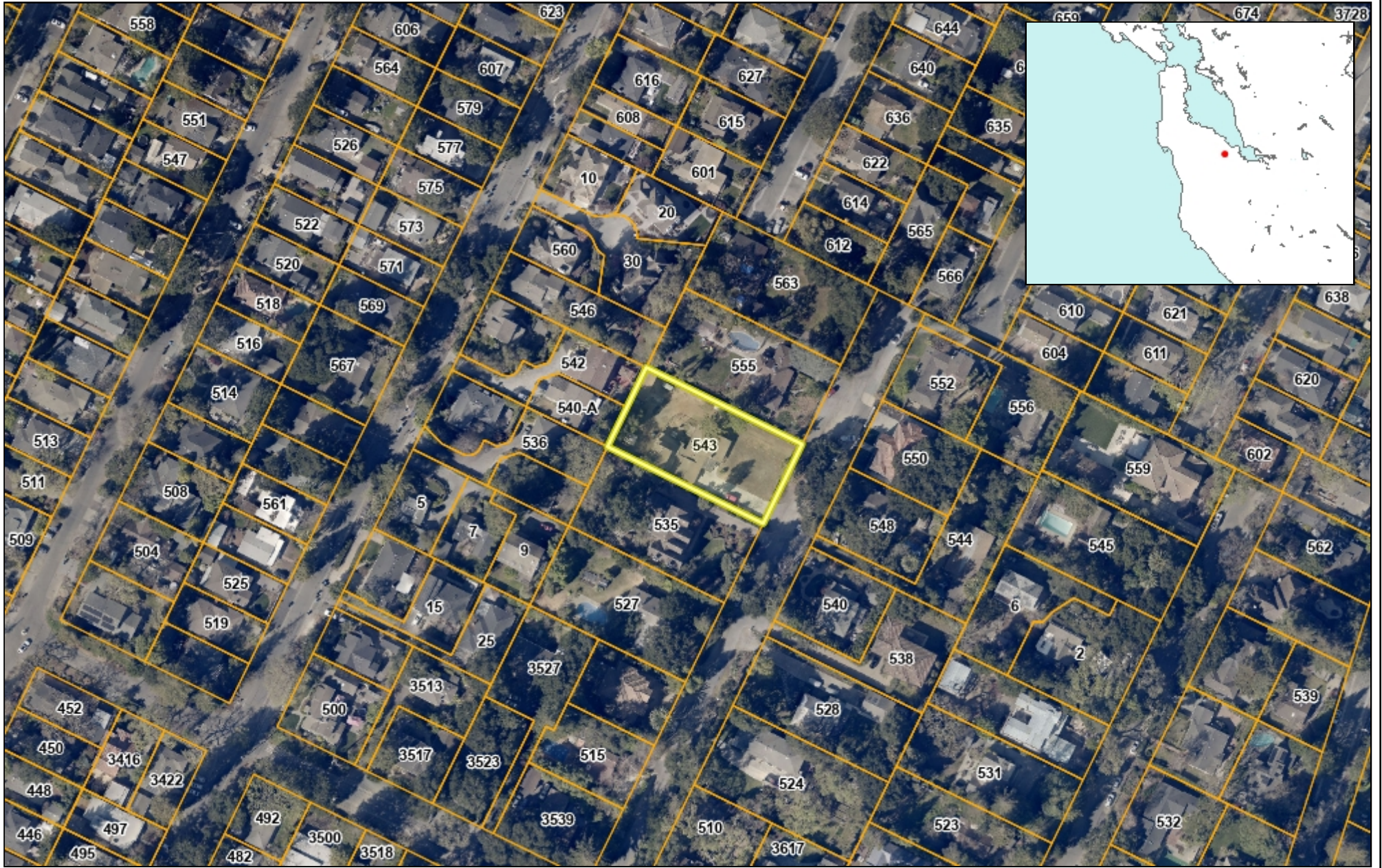
22. Access to the public fire hydrant is not illustrated on the provided plans, but our records show a public fire hydrant is located on Oak Drive at the intersection of Encino Ave, provide the specific distance to the fire hydrant from the furthest proposed lot. Where the distance from a public fire hydrant is greater than 600 feet a new fire hydrant would then be required. Menlo Park Fire Protection District will determine its location. Fire hydrant requirements as Per the provisions listed in CFC Section 507 & Appendix C for Fire Hydrant Access, and as per MPFD Ordinance, please refer to “MPFD Guideline Water Supplies, Fire Hydrants” for specific detail.
 - a. If a new public fire hydrant is not required, the existing public fire hydrant located on Oak Drive at Encino Avenue would need to be upgraded to a wet barrel standard steamer type with 1-4 ½-inch (114.3 mm) and 2-2 ½-inch (63.5 mm) outlets.
 - b. All hydrants to comply to the following:
 - (i) All fire hydrants shall be wet barrel standard steamer type with 1-4 ½-inch (114.3 mm) and 2-2 ½-inch (63.5 mm) outlets. Menlo Park Fire Protection District CFC Sec. 507.5.1 Appendix C.
23. Install a NFPA 13-D fire sprinkler system under separate fire permit for each SFD. Fire sprinkler system to comply with Menlo Park Fire Protection District Standards.

24. Residential fire sprinkler shall have an interior alarm, activated by the flow switch that is audible in all sleeping areas.
25. Fire flow data to be provided at time of deferred submittal for the fire suppression system.
26. Install smoke detectors in each sleeping area and the area outside sleeping areas. Install carbon monoxide detector outside sleeping areas. Smoke and carbon monoxide detectors shall be hardwired and inter-connected for alarm.
27. **Smoke Detector**-Pursuant to CFC Sections 1103.8.1 & 1103.8.5 *and Health & Safety Code Section 13113.7. Carbon Monoxide Detector* Pursuant to CFC Section 1103.9 the following apply:
 - a. Install or verify smoke detectors are located in each sleeping area and the area outside sleeping areas. Install carbon monoxide detector outside sleeping areas. Smoke and carbon monoxide detectors shall be hardwired and inter-connected for alarm.
28. The applicant shall provide at least 4 inch tall with ½-inch stroke illuminated address numbers. The address shall be visible from the street and contrasting to its background. Address numbers shall be maintained.




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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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 C

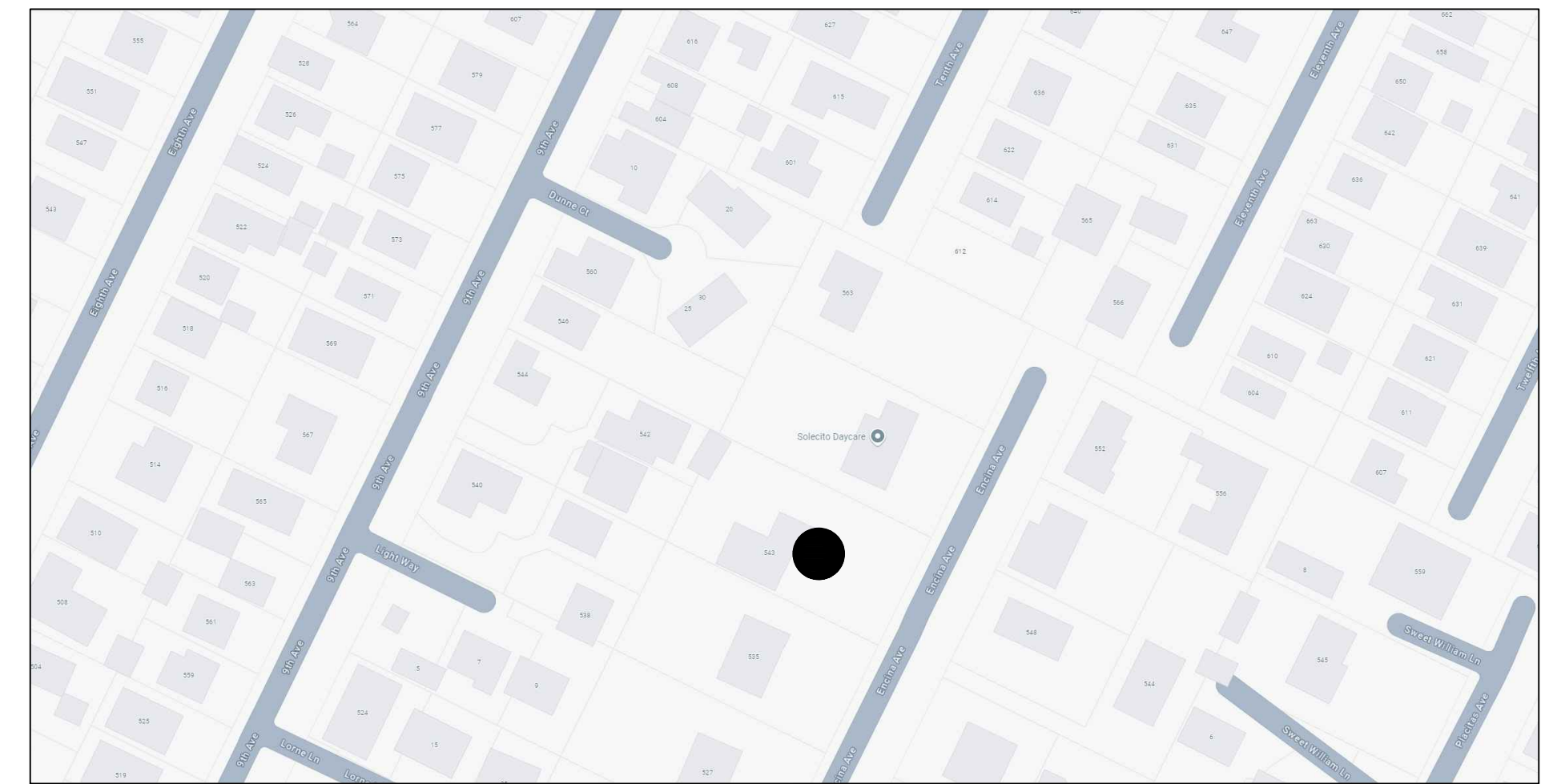
ABBREVIATIONS	
DESCRIPTION	DESCRIPTION
AB	AGGREGATE BASE (CLASS AS NOTED)
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BACK OF CURB
BFP	BACK FLOW PREVENTER
BOW	BOTTOM OF WALL
BW	BACK OF WALK
C&G	CURB AND GUTTER
CFF	GARAGE FINISH FLOOR (BACK)
E.C./	CENTERLINE
CLSW	CENTERLINE SWALE
CO	CLEANOUT
CP	CONTROL POINT
DWY	DRIVEWAY
DI	DROP INLET
DTL	DETAIL
ELCT	ELECTRIC
EP	EDGE OF PAVEMENT ELEVATION
EUC	EUCALYPTUS TREE
(E).EX	EXISTING
FF	FINISHED FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FOG	FOG LINE
GB	GRADE BREAK
GFF	GARAGE FINISHED FLOOR (FRONT)
GUY	GUY WIRE
HP	HIGH POINT
IP	IRON PIPE
INV	INVERT
JP	JOINT POLE
UB	JUNCTION BOX (UTILITY)
LIP	LIP OF GUTTER
LP	LOW POINT
MON	MONUMENT
(N)	NEW
OG	ORIGINAL GROUND
PB	PULL BOX
PGEV	PG&E VAULT
R.P./L	PROPERTY LINE
PP	POWER POLE
PERF	PLASTIC PERFORATED PIPE
PSE	PUBLIC SERVICE EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
ROP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
STD	STANDARD
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOUNDATION
TOS	TOP OF SLAB
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
(TYP)	TYPICAL
USS	UNDERGROUND SANITARY SEWER
UE	UTILITY EASEMENT
U.O.N	UNLESS OTHERWISE NOTED
UW	UNDERGROUND WATER
VCP	VITRIFIED CLAY PIPE
WL	WHITE LINE STRIPE
WLK	WALKWAY
WM	WATER METER
WV	WATER VALVE

GRADING AND DRAINAGE PLANS

NEW TWO SINGLE FAMILY HOUSES

543 ENCINA AVE., MENLO PARK, CA 94025

APN: 060-153-030



PROJECT LOCATION
LOCATION MAP
N.T.S.

WEST BAY SANITARY SEWER NOTES:

- THE PROPERTY LINE CLEANOUT MUST BE PLACED IN A LOCATION THAT PROVIDES EASY ACCESS FOR MAINTENANCE EQUIPMENT AND IS OUTSIDE OF ANY ENCLOSURES. A MINIMUM OF 6' IS REQUIRED BETWEEN THE PROPERTY LINE CLEANOUT AND STRUCTURE.
- A BACKFLOW PREVENTION OR OVERFLOW DEVICE IS RECOMMENDED IMMEDIATELY UPSTREAM OF THE REQUIRED CLEANOUT NEAR THE PROPERTY LINE TO PREVENT BACKFLOW OF SEWAGE INTO THE BUILDING.
- IF THE EXISTING LATERAL FROM THE PROPERTY LINE CLEANOUT TO THE SEWER DISTRICT MAIN WILL BE ABANDONED AND A NEW LATERAL CONNECTION WILL BE MADE AT A DIFFERENT LOCATION, THE EXISTING LATERAL CONNECTION SHALL BE REMOVED AND THE SEWER DISTRICT MAIN REPAIRED BY THE PROJECT APPLICANT. A MINIMUM OF 12" IN LENGTH OF THE ABANDONED LATERAL IMMEDIATELY UPSTREAM FROM THE PREVIOUS CONNECTION POINT SHALL BE PLUGGED WITH CEMENT SLURRY. IF THE DISTANCE BETWEEN NEW AND OLD CONNECTION IS 5 FEET OR LESS, THE ENTIRE SECTION OF THE SEWER MAIN BETWEEN THESE CONNECTION POINTS SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH SEWER DISTRICT STANDARDS. A SEWER INSPECTION PERMIT IS REQUIRED FOR THE REMOVAL OF THE EXISTING LATERAL CONNECTION AND SEWER MAIN REPAIR.
- SANITARY SEWER CONNECTION AND TESTING MUST BE MADE IN THE PRESENCE OF A SEWER DISTRICT REPRESENTATIVE.
- THE SEWER DISTRICT OFFICE SHALL BE CONTACTED TO SCHEDULE INSPECTIONS. INSPECTIONS MUST BE SCHEDULED A MINIMUM OF ONE WORKING DAY PRIOR TO THE INSPECTION. NO INSPECTIONS SHALL OCCUR ON FRIDAYS, WEEKENDS OR HOLIDAYS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH THE SEWER DISTRICT.
- A VIDEO INSPECTION OF THE SEWER MAIN (MANHOLE TO MANHOLE) WHERE THE NEW LATERAL CONNECTS TO THE SEWER DISTRICT MAIN AND/OR THE EXISTING CONNECTION IS TO BE REMOVED SHALL BE PERFORMED BY THE APPLICANT OR CONTRACTOR AND SUBMITTED TO THE SEWER DISTRICT FOR REVIEW AFTER LATERAL CONNECTION HAS BEEN MADE AND/OR THE MAIN REPAIRED. THE VIDEO INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS DESCRIBED IN THE SPECIAL PROVISIONS FOR CLOSED CIRCUIT TELEVISION INSPECTION OF SANITARY SEWER MAINS (A COPY CAN BE OBTAINED FROM OUR WEBSITE AT [HTTP://PUBLICWORKS.SMGGOV.ORG/SEWER-SERVICES](http://PUBLICWORKS.SMGGOV.ORG/SEWER-SERVICES)). THE SEWER DISTRICT WILL REVIEW THE VIDEO INSPECTION TO DETERMINE WHETHER THE WORK PERFORMED IS ACCEPTABLE. ALL UNACCEPTABLE WORK SHALL BE CORRECTED TO THE SEWER DISTRICT'S SATISFACTION AT THE APPLICANT'S EXPENSE.
- CARE MUST BE TAKEN TO PROTECT THE EXISTING SEWER DISTRICT FACILITIES WHEN A NEW SEWER LATERAL AND CONNECTION IS INSTALLED. ANY DAMAGES TO THE SEWER DISTRICT FACILITIES DURING THE INSTALLATION OF THE NEW LATERAL SHALL BE REPAIRED BY THE APPLICANT PER THE SEWER DISTRICT STANDARD DETAILS AND AT THE APPLICANT'S EXPENSE. THE SEWER DISTRICT MUST BE NOTIFIED OF ANY DAMAGES TO THE SANITARY SEWER FACILITIES AND ANY REPAIRS MUST BE INSPECTED BY A SEWER DISTRICT REPRESENTATIVE.
- SEWER INSPECTION PERMITS (SIPs) MUST BE OBTAINED BY THE APPLICANT OR CONTRACTOR FOR THE INSPECTION OF:
 - CAPPING OF THE EXISTING LATERAL PRIOR TO DEMOLITION OF THE EXISTING BUILDING.
 - PROPOSED SEWER DISTRICT STANDARD CLEANOUT AT THE PROPERTY LINE.
 - LATERAL CONNECTION TO THE SEWER DISTRICT MAIN.
 - LATERAL BETWEEN THE PROPERTY LINE CLEANOUT AND THE SEWER DISTRICT MAIN.
 - REMOVAL OF THE EXISTING LATERAL CONNECTION AND SEWER MAIN REPAIR.

CITY STREET FRONTAGE NOTES:

- ALL FRONTAGE IMPROVEMENTS THAT ARE DAMAGED, CRACKED, UPLIFTED OR DEPRESSED DURING THE COURSE OF CONSTRUCTION, OR THAT WERE DAMAGED PRIOR TO CONSTRUCTION, SHALL BE REMOVED, REPLACED AND/OR REPAIRED. REPLACED AND REPAIRED SECTIONS SHALL MEET CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE. CITY WILL NOT BEAR THE COSTS OF RECONSTRUCTION.
- ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
- A SEPARATE ENCRDACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. THE APPLICANT/CONTRACTOR SHALL OBTAIN THE PERMIT FROM THE CITY'S ENGINEERING DIVISION PRIOR TO START OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OR PUBLIC EASEMENT AREAS. THE APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING FOR CITY ENCRDACHMENT PERMIT. TO VIEW ENCRDACHMENT PERMIT REQUIREMENTS PLEASE VISIT THE CITY'S WEBSITE AT: <http://www.menlopark.org/202/Enroachment-Permits>

GRADING AND DRAINAGE NOTES:

- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- Connect roof down spouts to 6' solid pvc (4' for individual down-spouts) @ minimum 1% slope and min. 6" ground cover. Connect pipes to on-site inlets. See architectural plans for roof downspout locations.
- On site storm drain lines shall consist of solid PVC-SDR35 minimum or better.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.
- Property owner must maintain the drainage system including the drainage swales to be working order at all time.

TRAFFIC NOTE:

CONTRACTOR TO MINIMIZE PARKING AND LOADING IN THE STREET

NOTE:

ALL UNSPECIFIED PERVIOUS SURFACES OF THE SITE WILL BE COVERED WITH MULCH. MARK ON-SITE INLETS WITH THE WORD "NO DUMPING" FLOWS TO BAY" I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
HOUSES	9	137		
DRIVEWAYS	0	10		
WALKWAYS/PATIOS/PORCHS	27	0		
SITE	24	0		
TOTAL	60	147	0	87

NOTE:

- EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

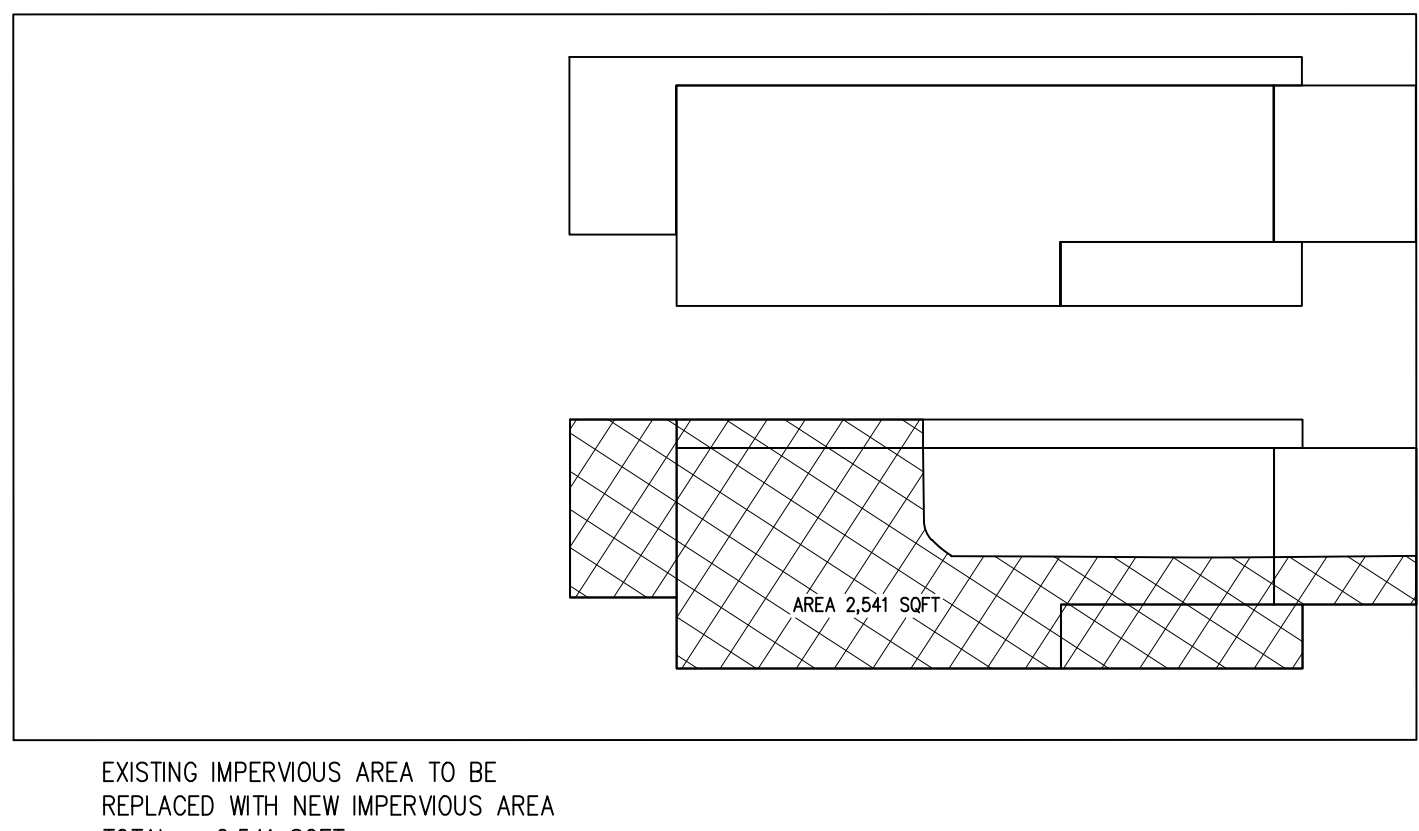
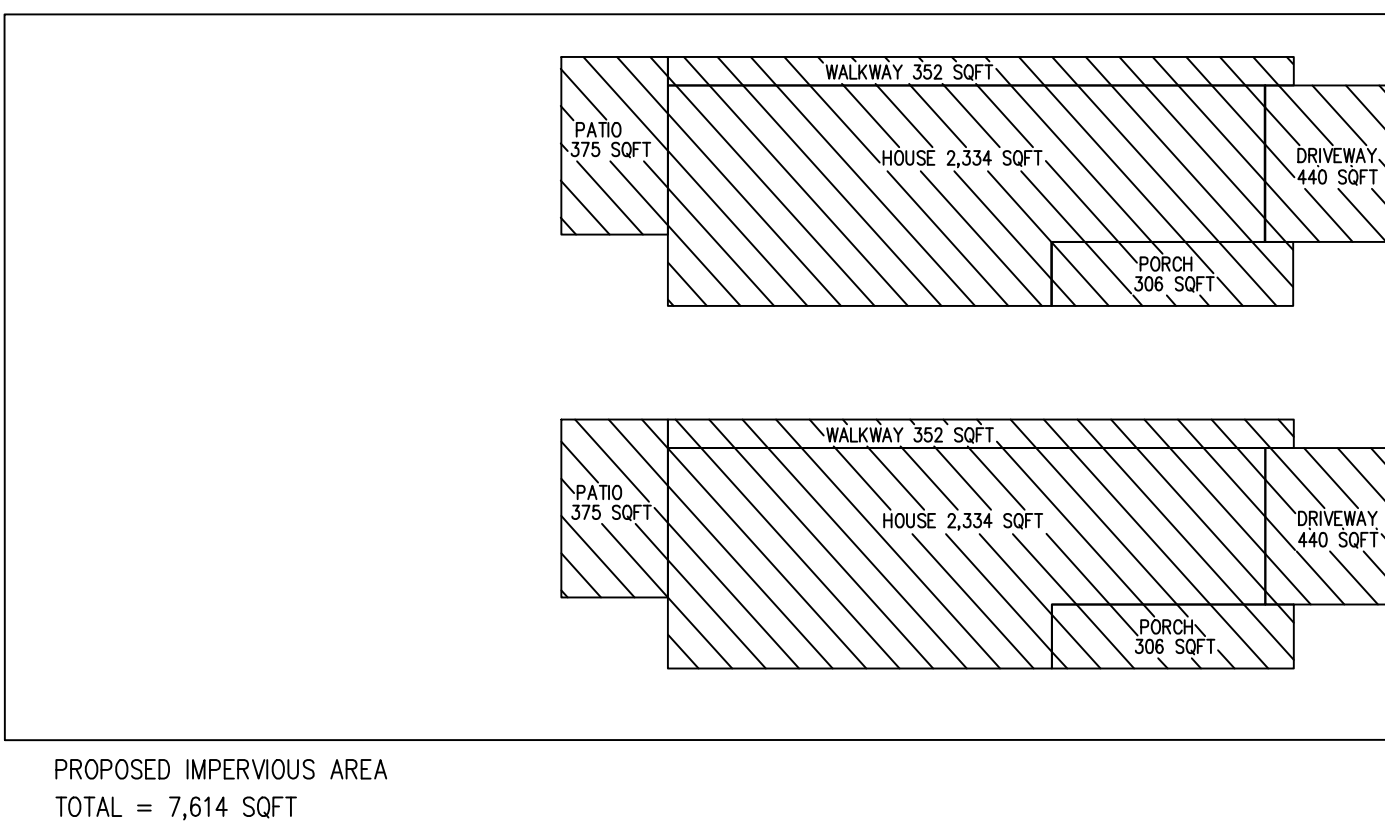
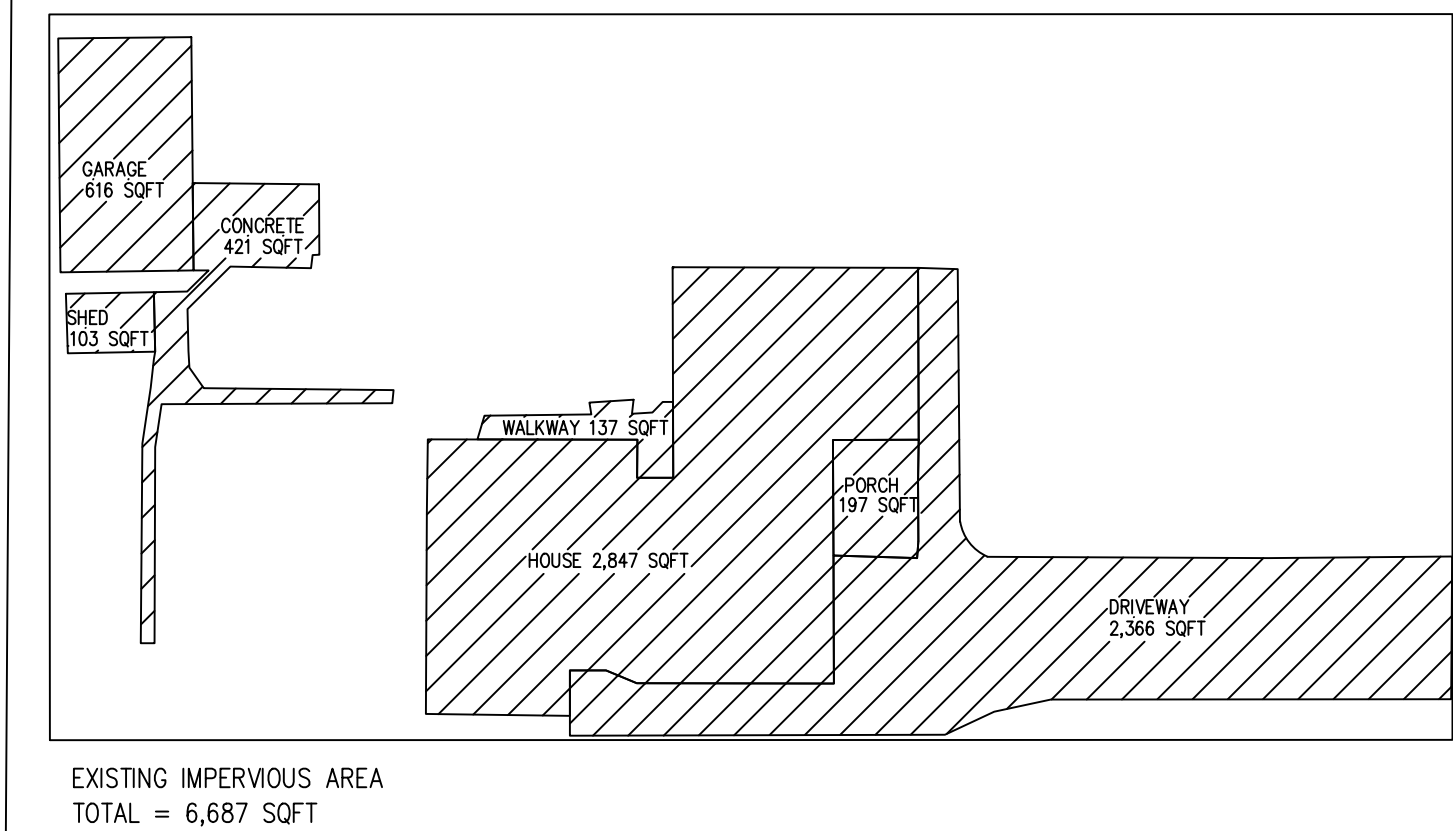
NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

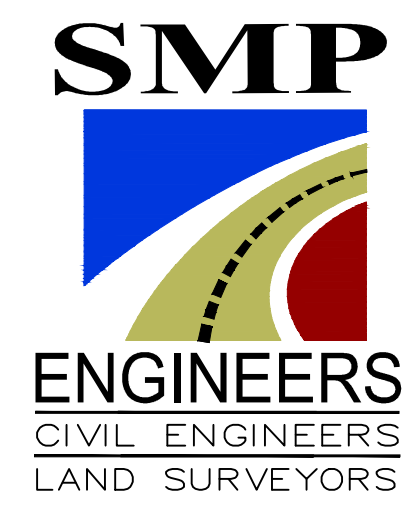
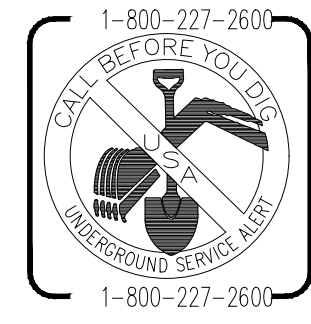
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUB	SUB	SUBDRAIN PIPE (PERFORATED)
OH e,T,IV	OH e,T,IV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	●	CLEANOUT
○	●	SANITARY SEWER MANHOLE
⊙	⊙	STORM DRAIN MANHOLE
⊛	⊛	ELECTROLIER
WM	WM	WATER METER
○	○	TREE WITH TRUNK
□	x	6' WOODEN FENCE
102.23	102.23	SPOT ELEVATION
---	---	TREE PROTECTION FENCE
---	---	5' TALL CHAIN LINK
---	---	SWALE
→	→	DIRECTION OF FLOW IN PIPE
▣	▣	AREA DRAIN/ INLET
⇨	⇨	OVERLAND RELEASE PATH
~	~	GRADING DIRECTION
⊗	⊗	(E) TREE TO BE REMOVE
▣	▣	DOWN-SPOUT
○	○	POP-UP EMITTER
X	X	X = DETAIL NUMBER
Y	Y	Y = SHEET NUMBER

PERVIOUS AREA CALCULATION : N.T.S..



NOTICE TO CONTRACTORS
CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.



1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
EMAIL: SRAZAVI@SMPENGINEERS.COM

OWNER / DEVELOPER:

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CIVIL ENGINEERS

COVER SHEET
TWO NEW SINGLE FAMILY HOUSES
543 ENCINA AVE. MENLO PARK, CA 94025
GRADING AND DRAINAGE PLANS

Revisions:



Saied Razavi

Date: 09/26/2024
Scale: NTS
PREPARED BY: S.P.
CHECKED BY: S.R.
Job #: 223188

Sheet: 1 OF 5
C-1

GRADING AND DRAINAGE PLAN
TWO NEW SINGLE FAMILY HOUSE
543 ENCINA AVE. MENLO PARK, CA 94025
GRADING AND DRAINAGE PLANS

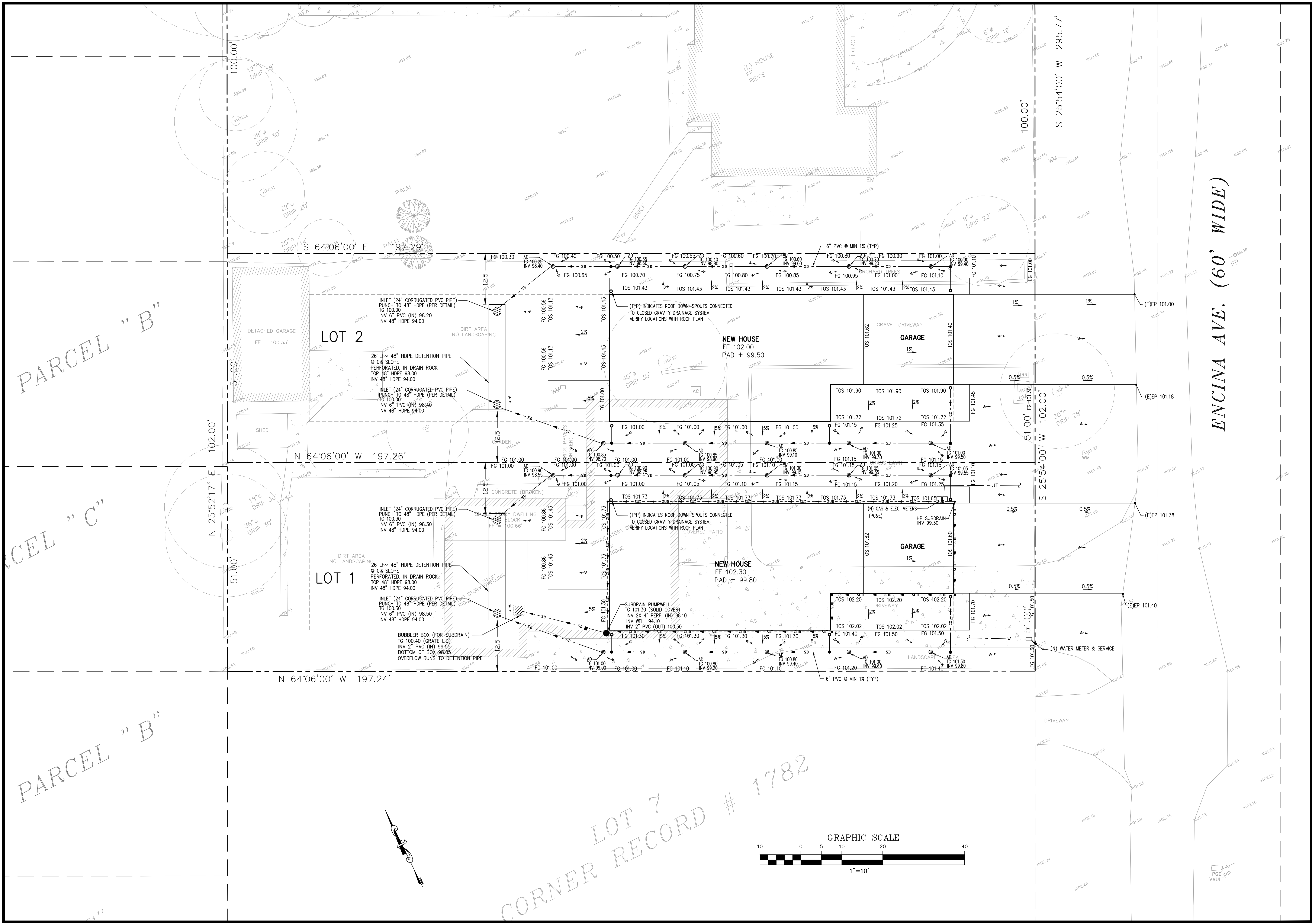
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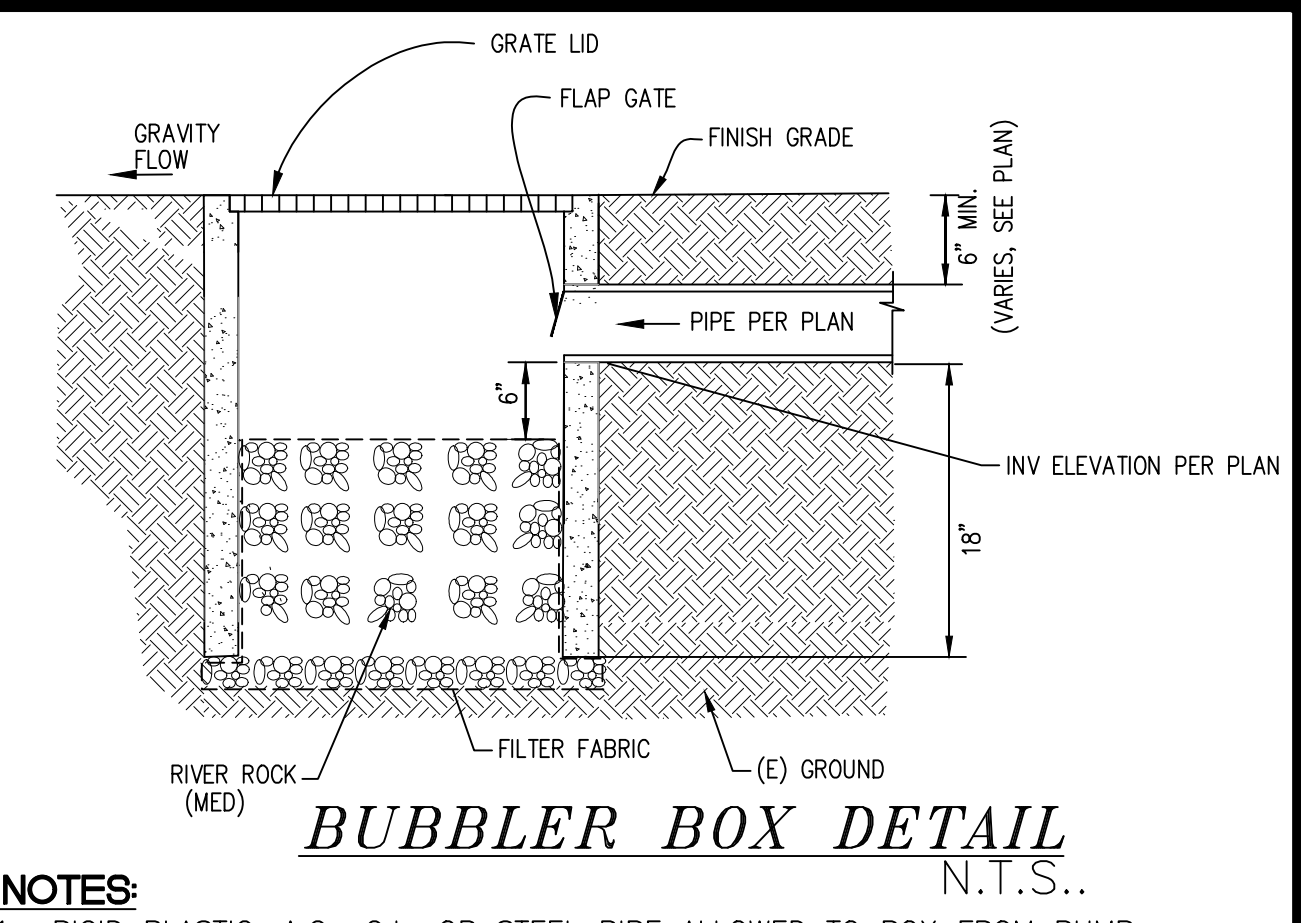
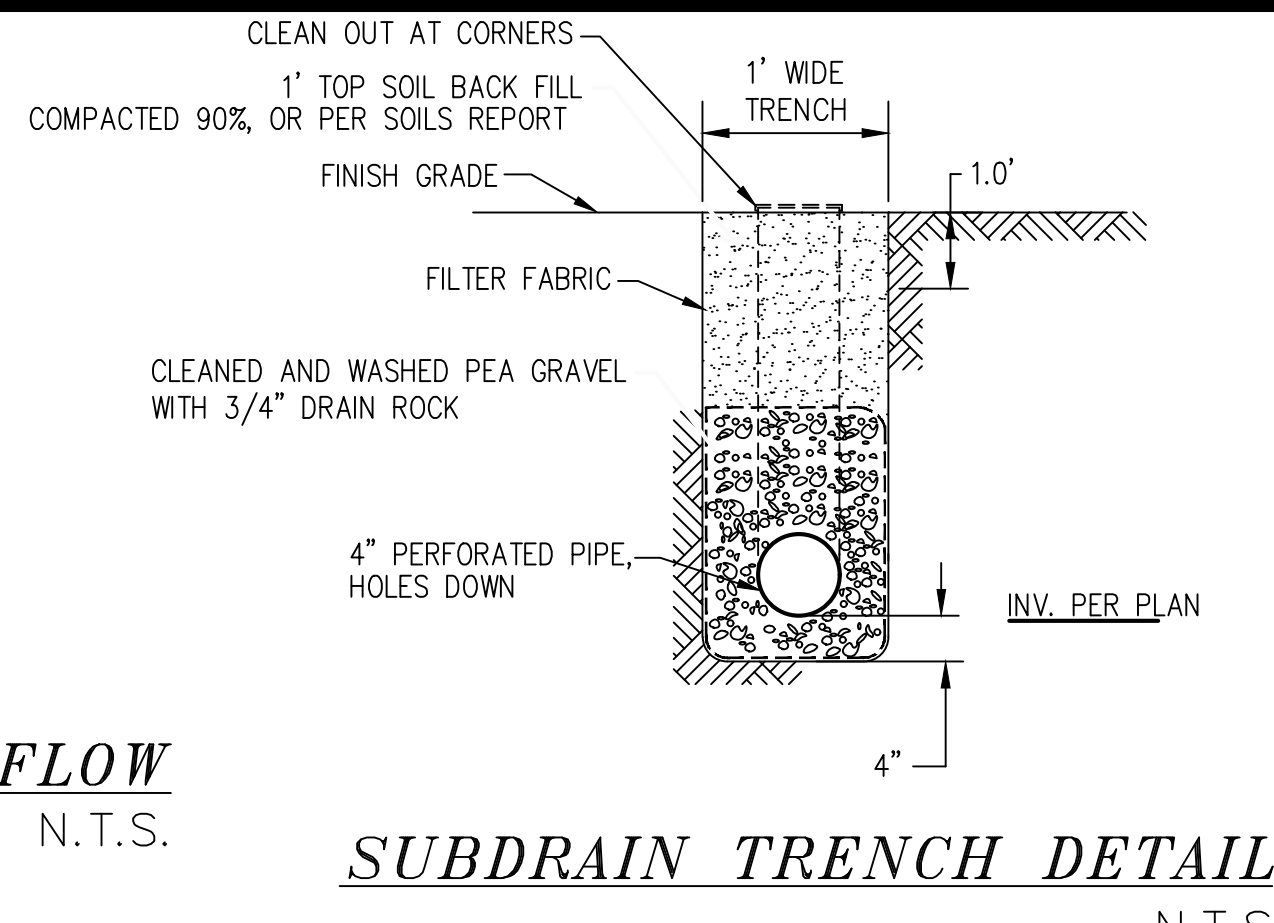
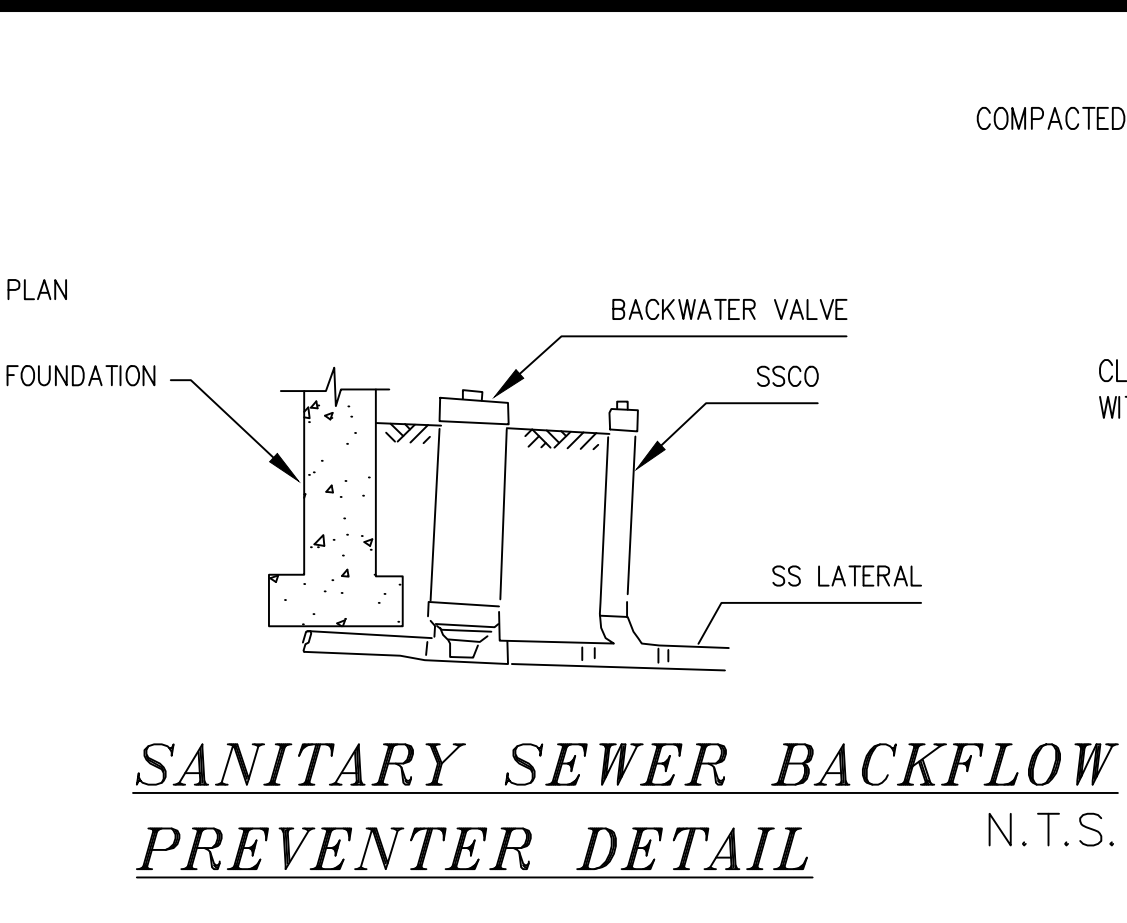
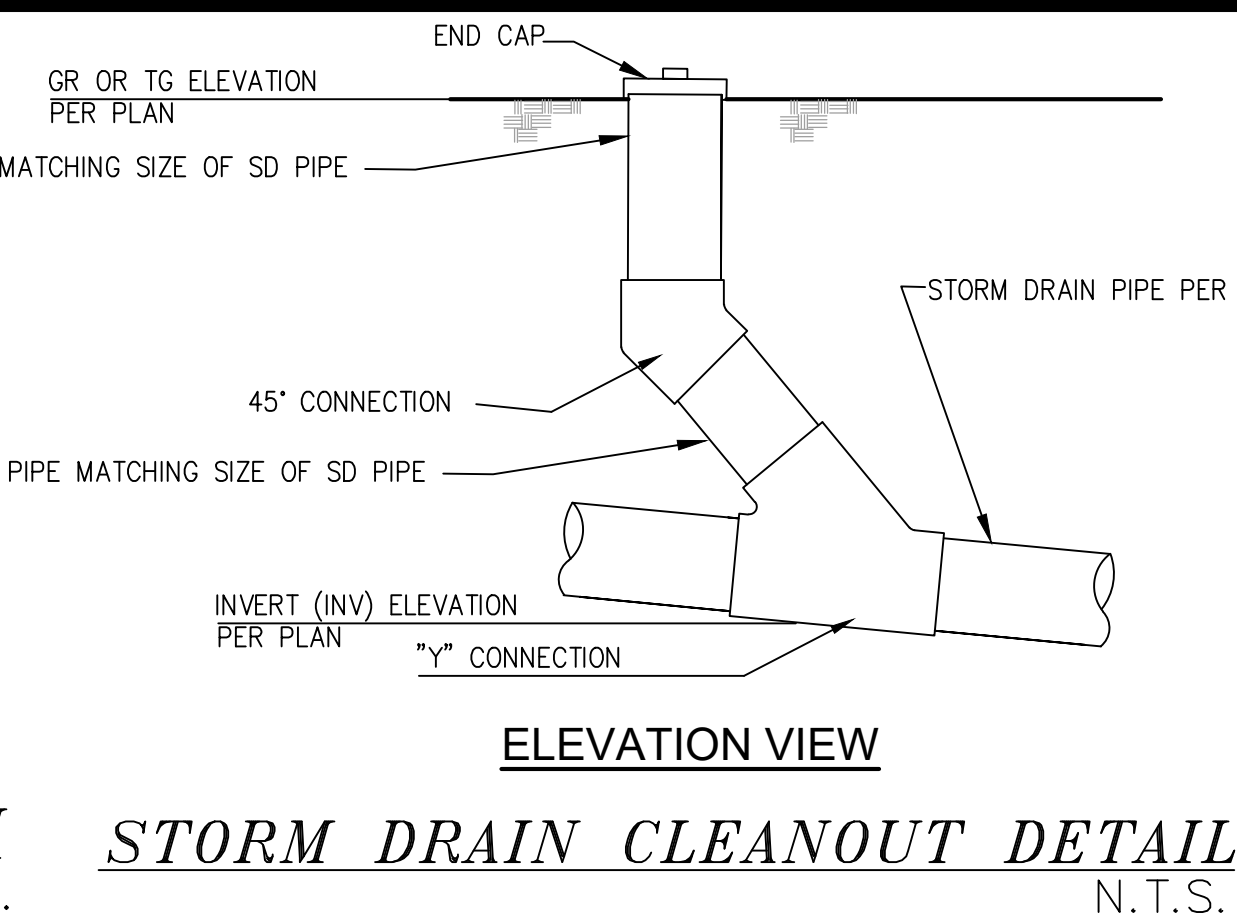
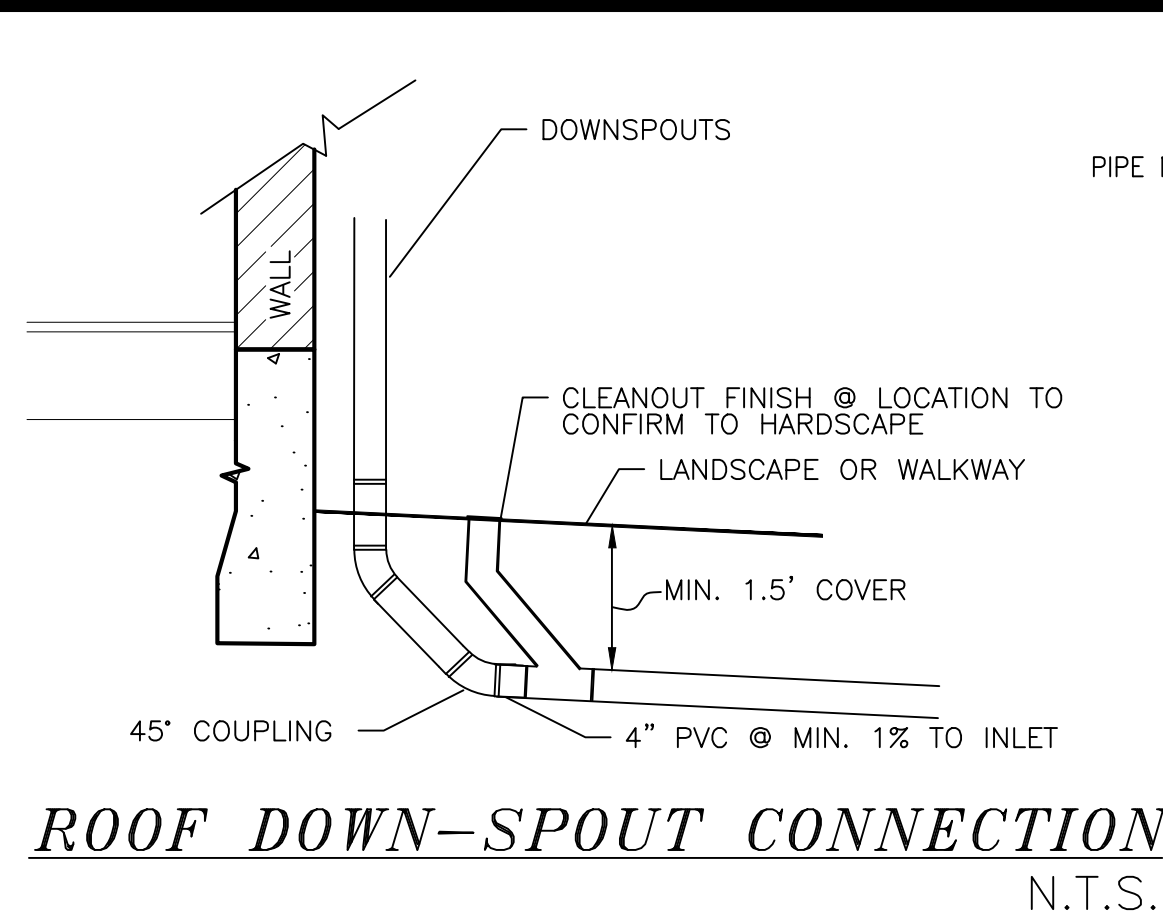


Saied Razaavi

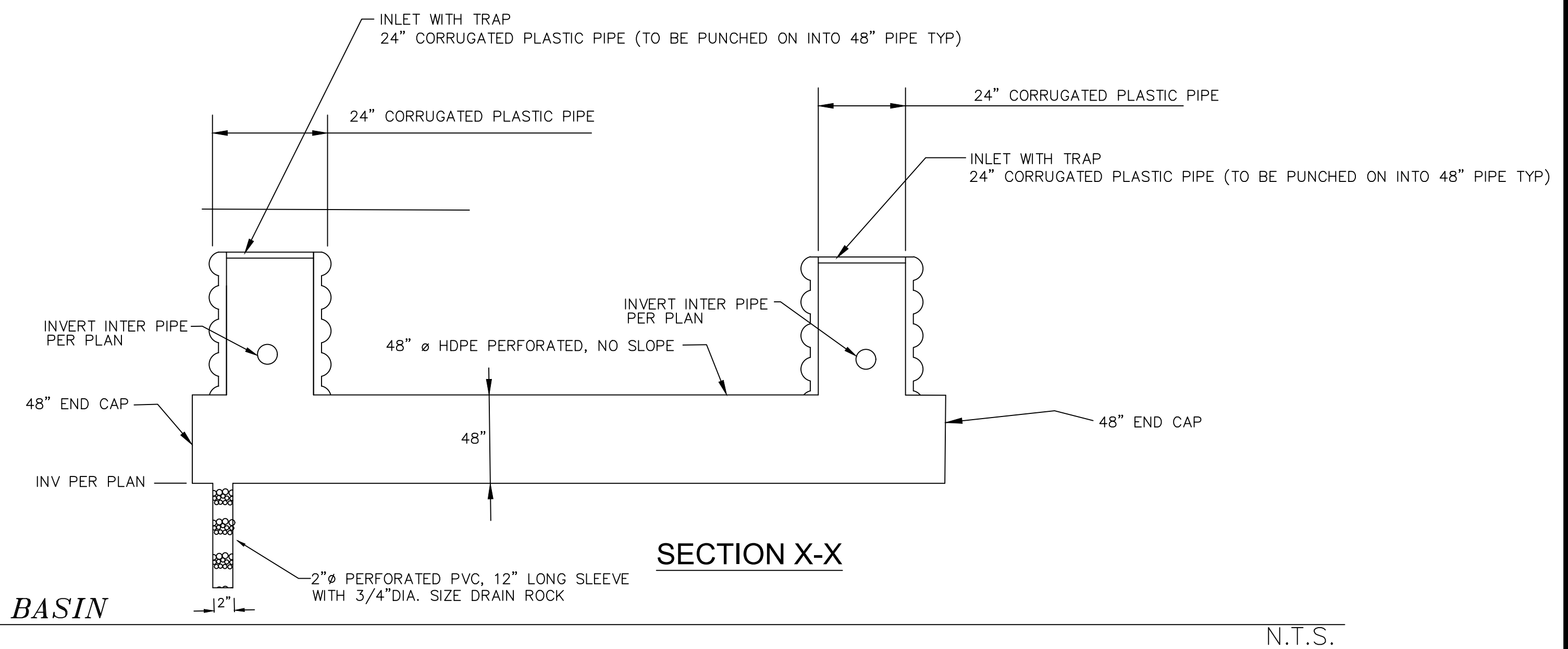
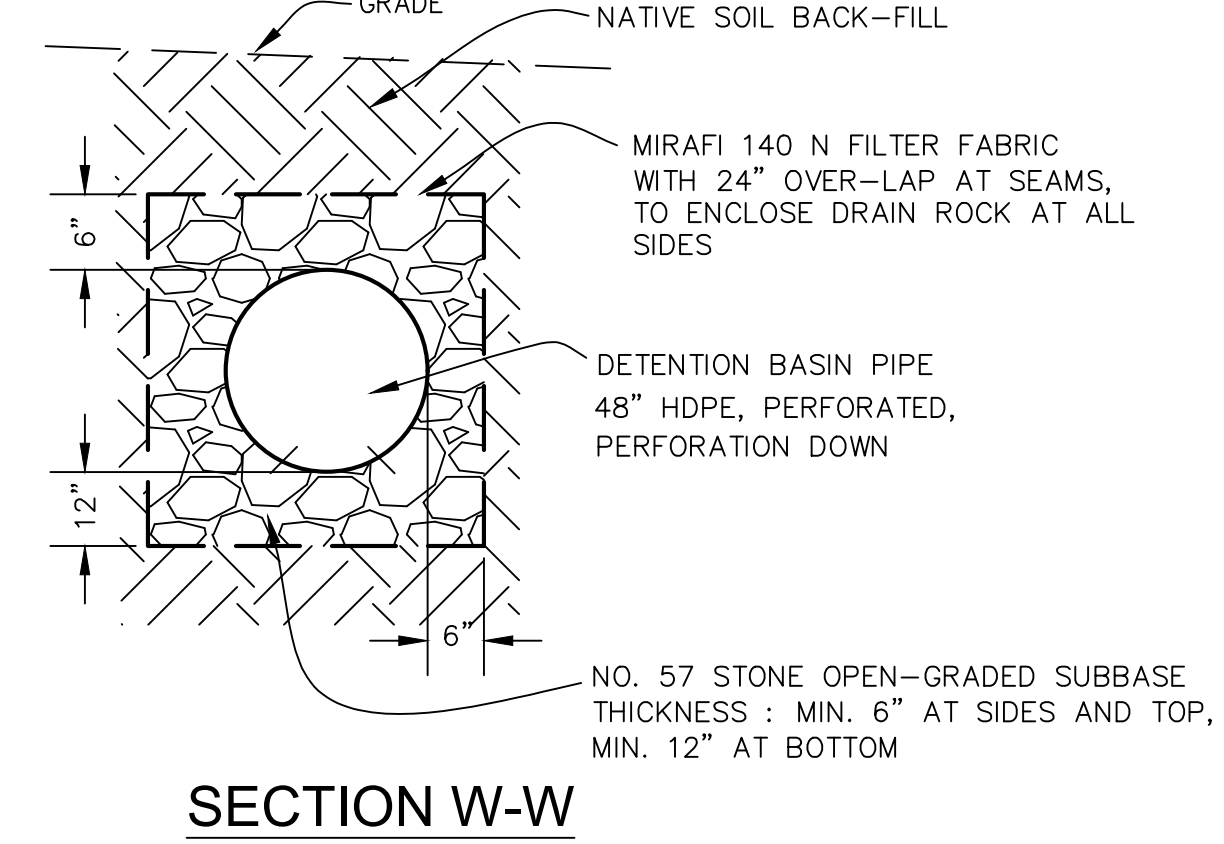
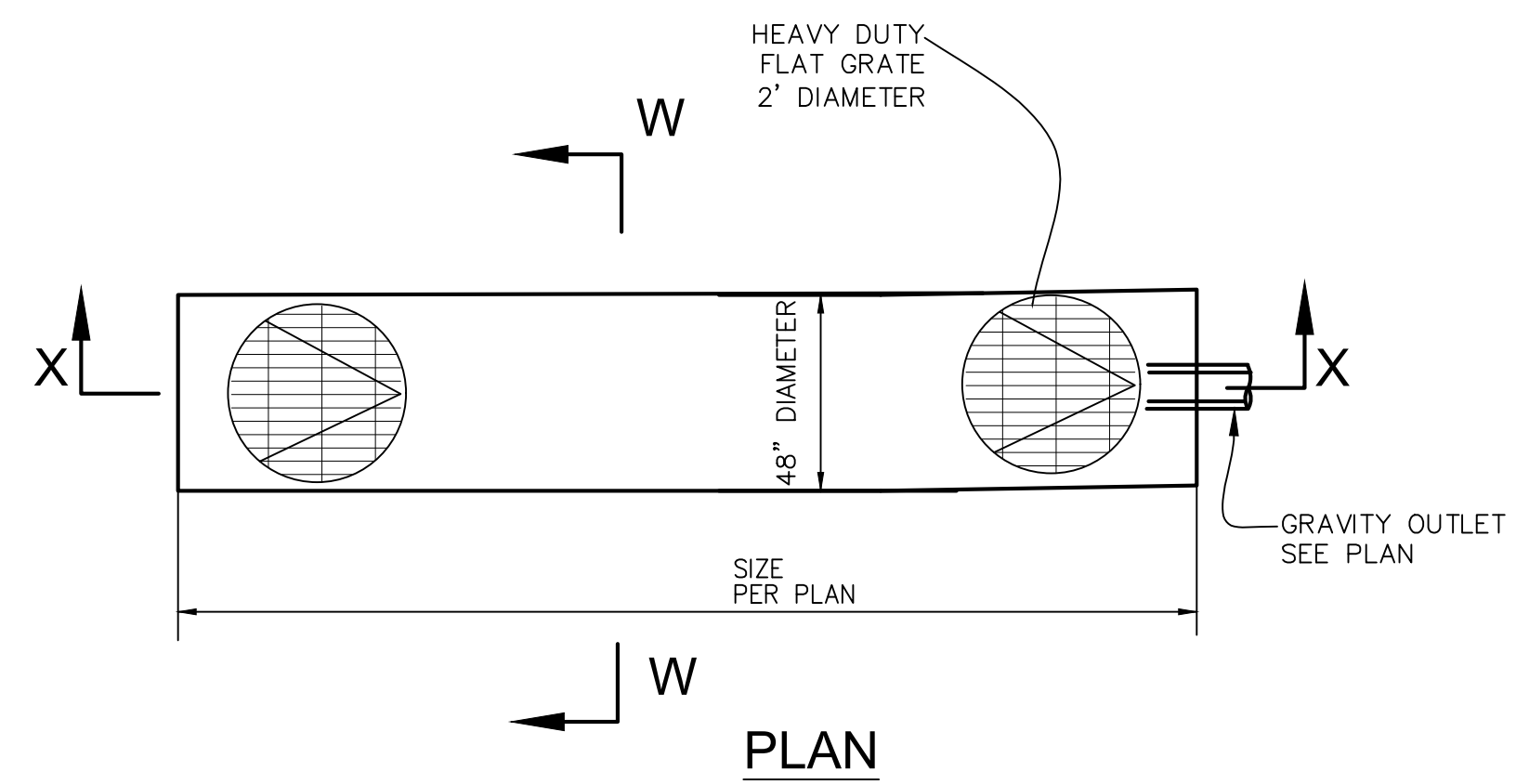
Date: 09/26/2024
 Scale: 1" = 10'
 PREPARED BY: S.P.
 CHECKED BY: S.R.
 Job #: 223188

Sheet: **2 OF 5**
C-2

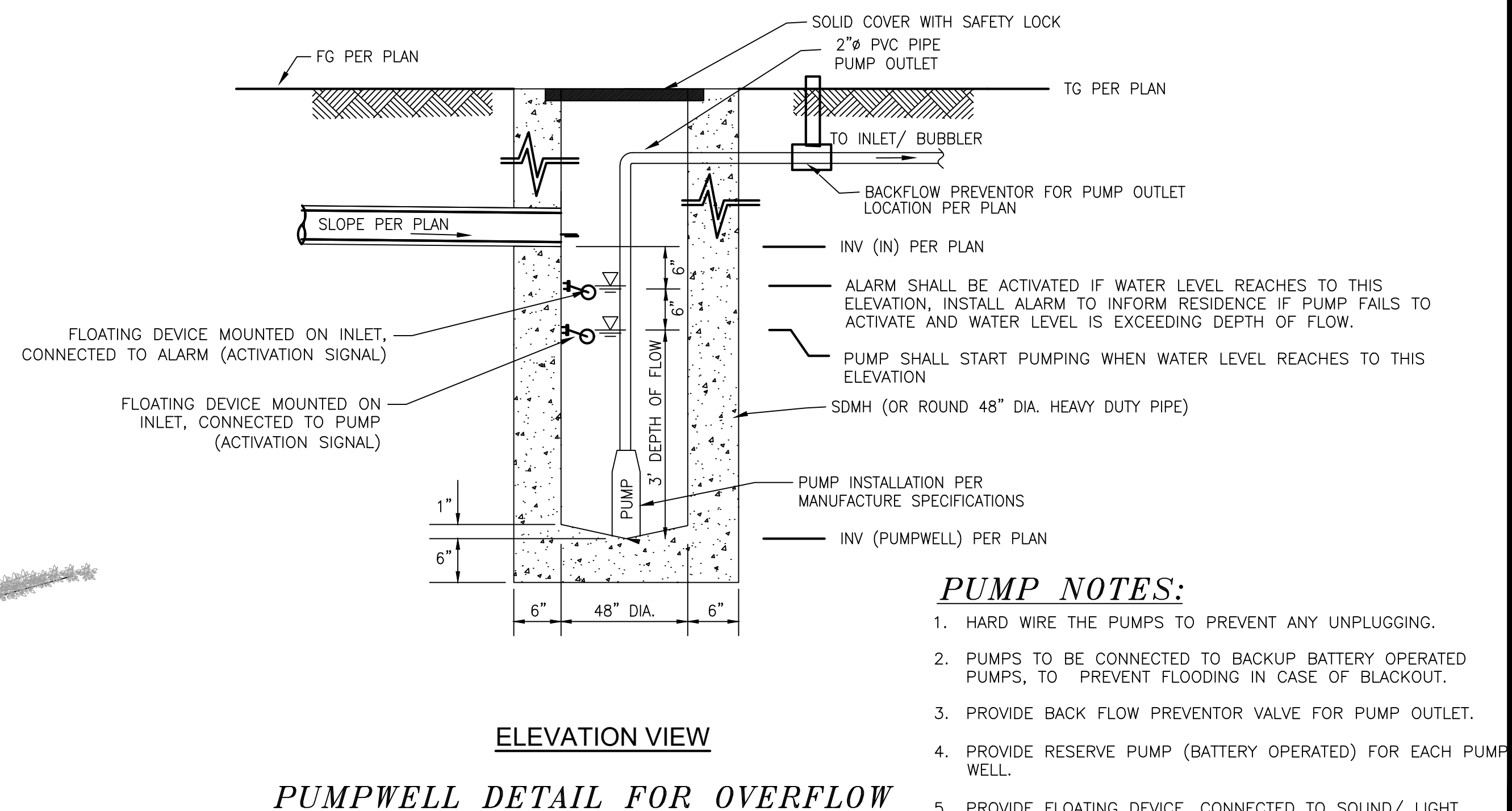
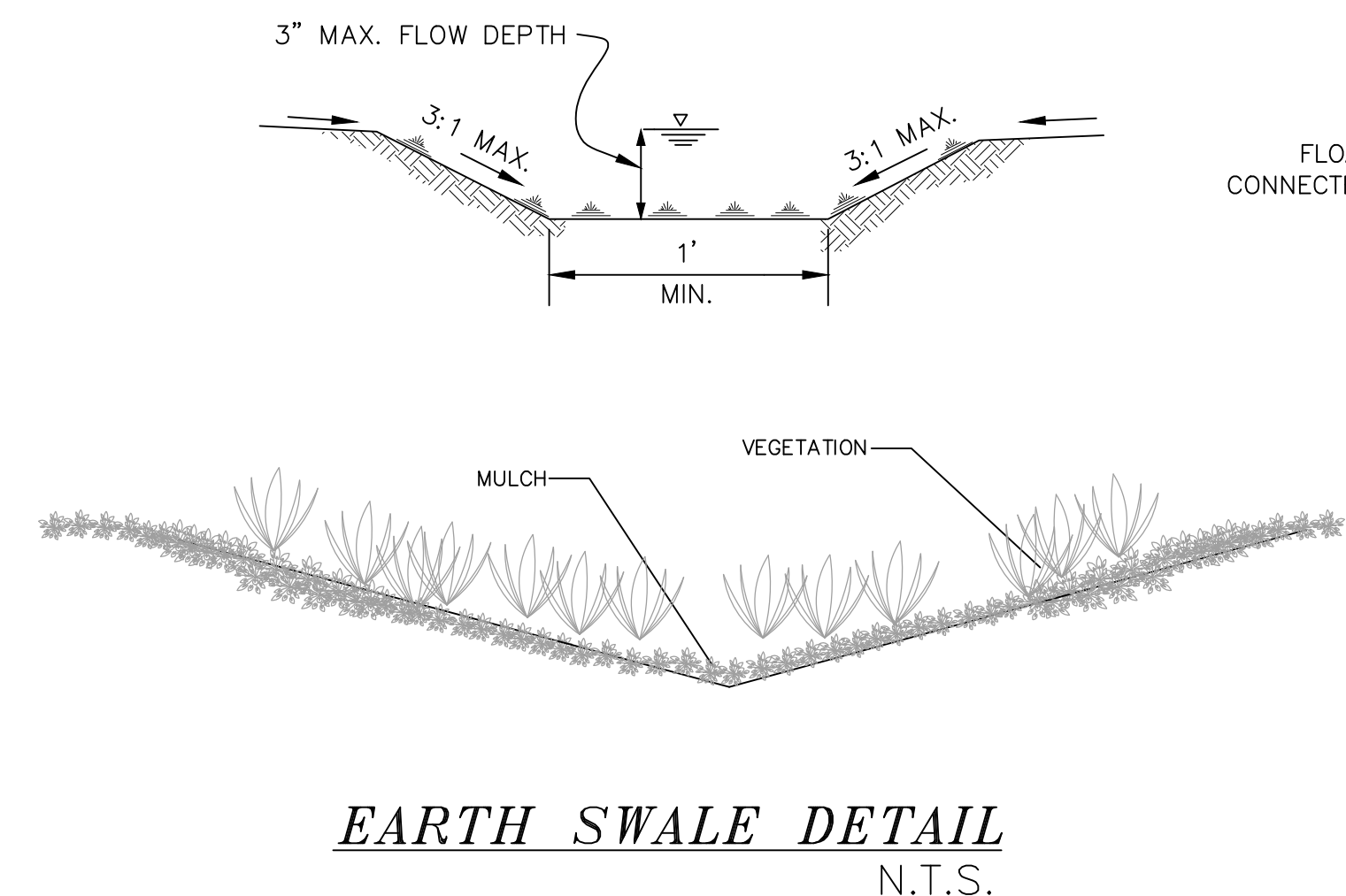
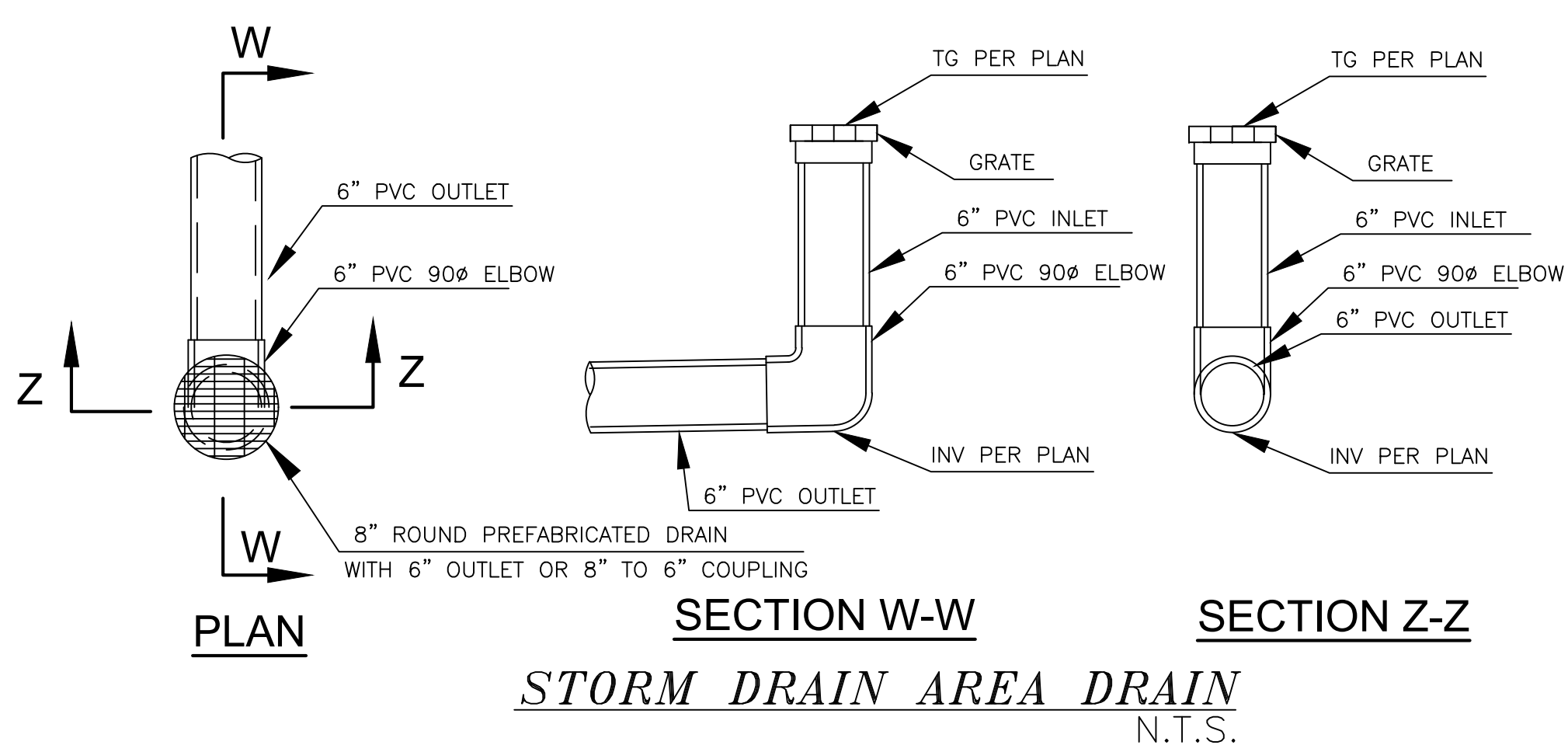




- NOTES:**
1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM PUMP.
 2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
 3. BOX SHALL BE SET IN LANDSCAPE AREA TO FACILITATE PERCOLATION.
 4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.
 5. BOX MUST BE LOCATED AT LEAST 10 FEET FROM BACK OF SIDEWALK AND 3 FEET MIN. AWAY FROM SIDE AND REAR PROPERTY LINES, APPROX. LOCATED IN SWALE, VEGETATED OR RETENTION AREA.



STORM DRAIN INLET & DETENTION BASIN
N.T.S.



- PUMP NOTES:**
1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
 2. PUMPS TO BE CONNECTED TO BACKUP BATTERY OPERATED PUMPS, TO PREVENT FLOODING IN CASE OF BLACKOUT.
 3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
 4. PROVIDE RESERVE PUMP (BATTERY OPERATED) FOR EACH PUMP WELL.
 5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.

SMP ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS

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OWNER / DEVELOPER:

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BEST MANAGEMENT PRACTICES (BMPs)
TWO NEW SINGLE FAMILY HOUSE
543 ENCINA AVE. MENLO PARK, CA 94025
GRADING AND DRAINAGE PLANS

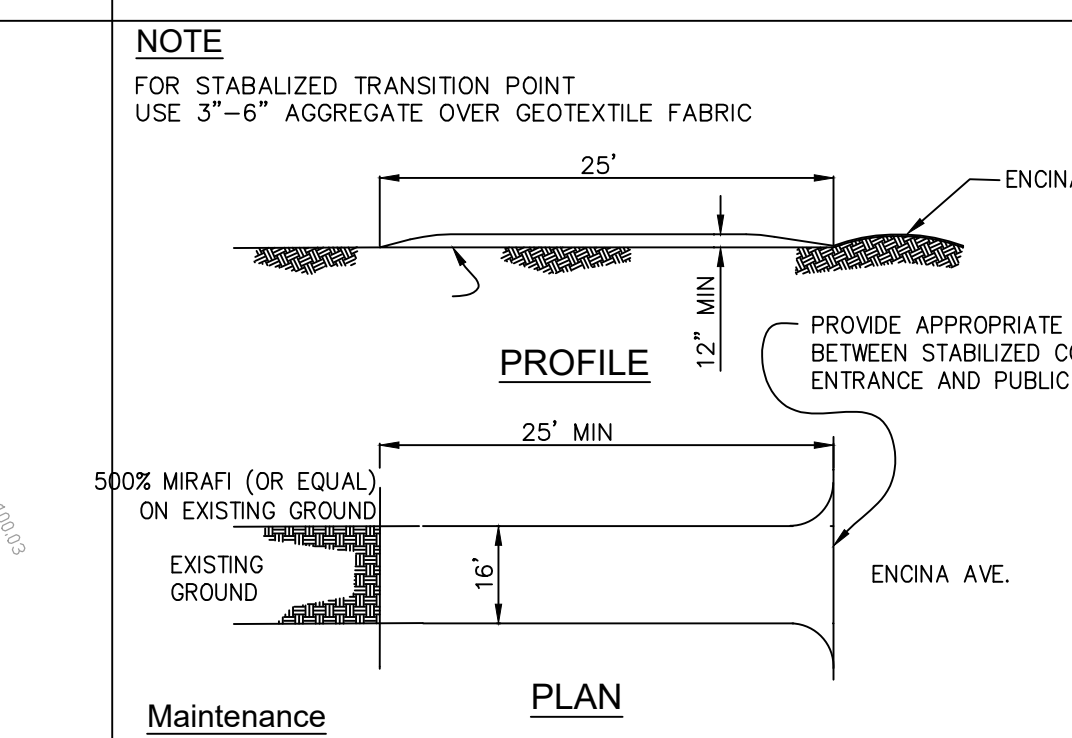
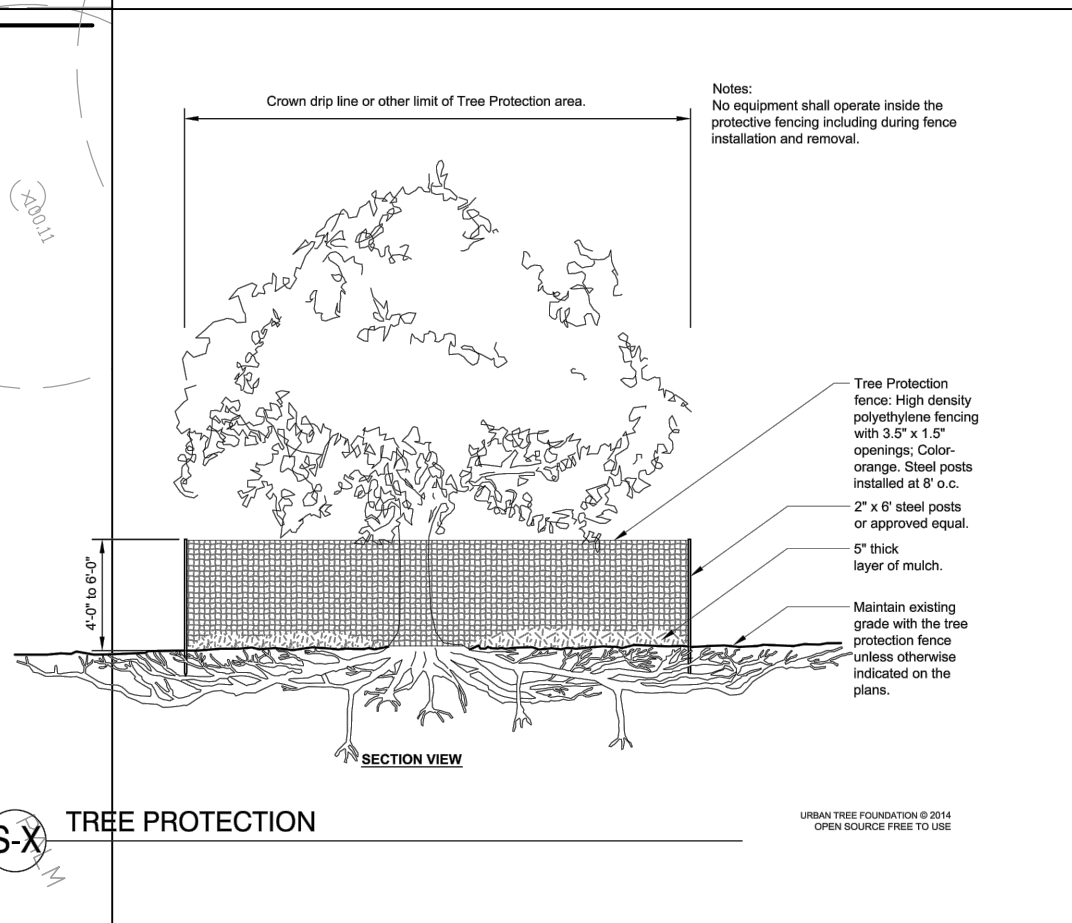
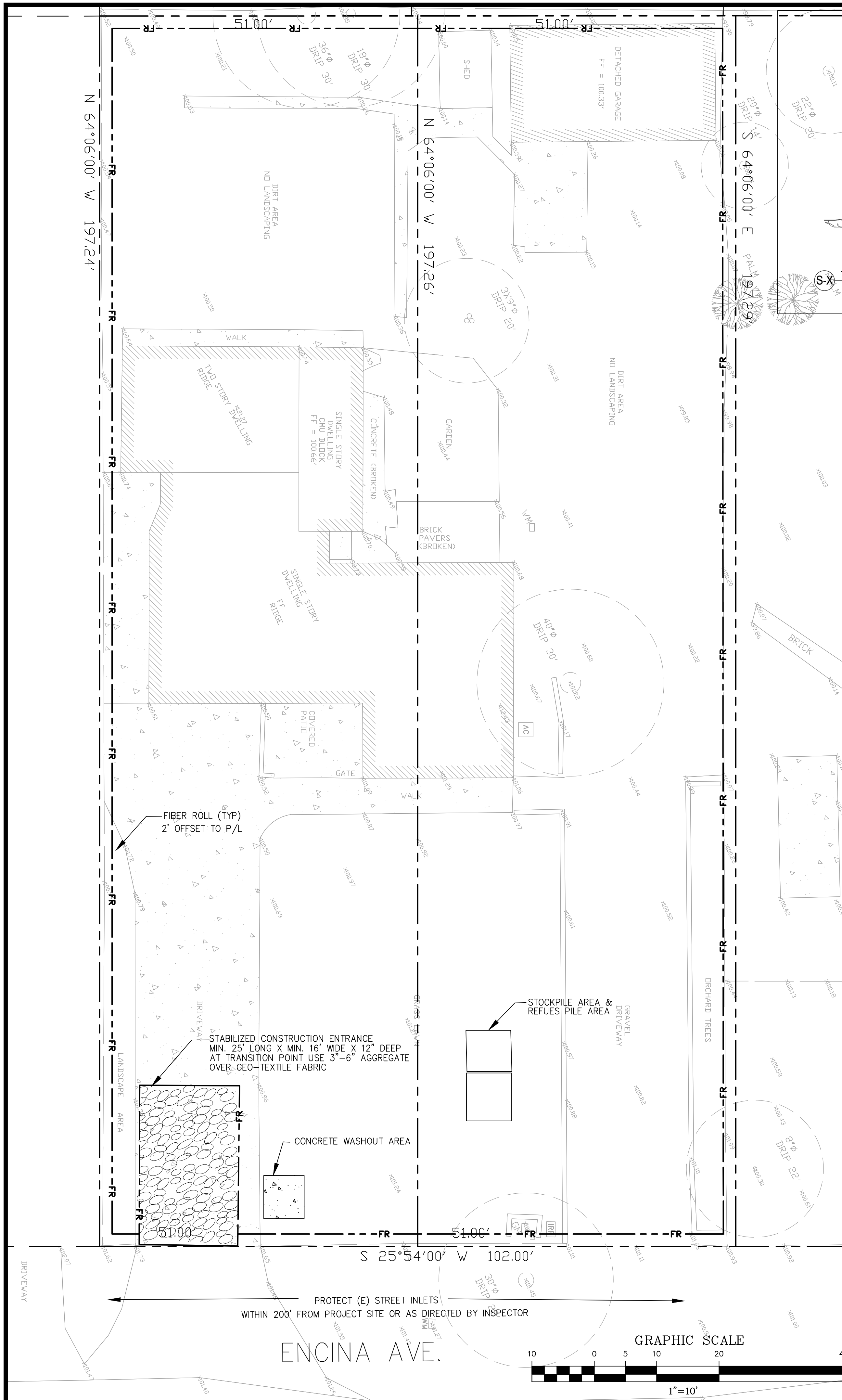
Revisions:

PROFESSIONAL ENGINEER
REGISTERED (SAFID RAZAVI)
No. C52724
CIVIL
STATE OF CALIFORNIA

Saeid Razaavi

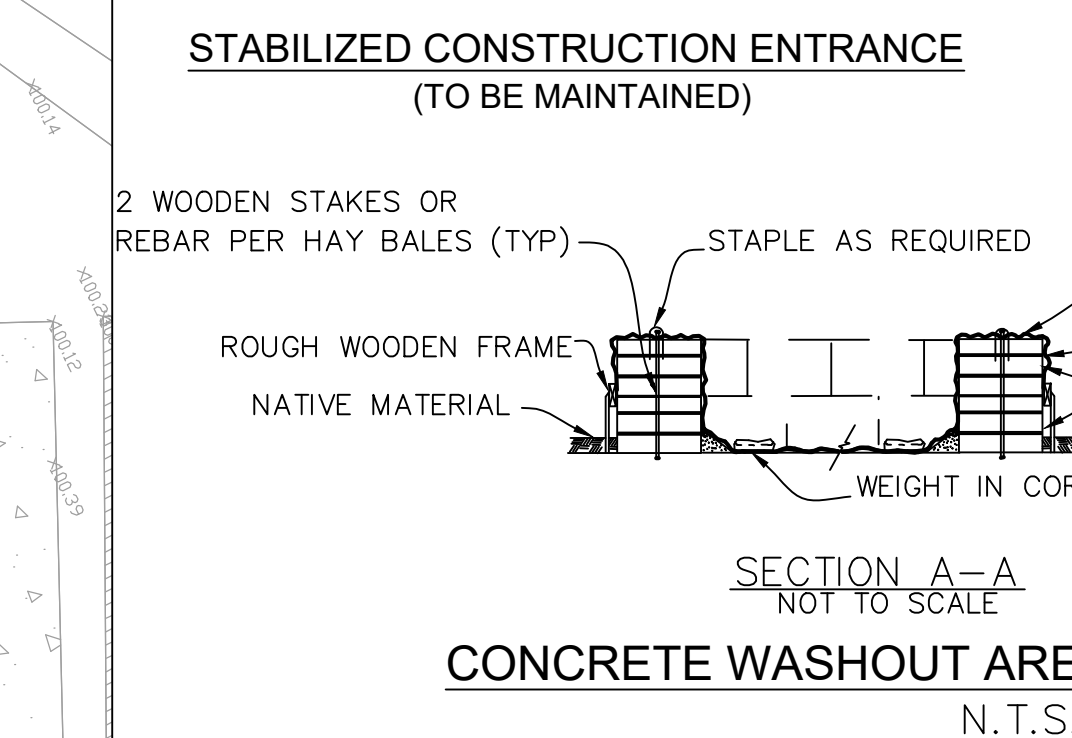
Date: 09/26/2024
Scale: NTS
PREPARED BY: S.P.
CHECKED BY: S.R.
Job #: 223188

Sheet: **3 OF 5**
C-3



Maintenance

- The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
- All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.



NOTES

PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.

MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDEED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.

STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

CONTROL AND PREVENT 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.

USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.

AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.

LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.

AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.

TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.

PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS: PER PLAN

THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER."

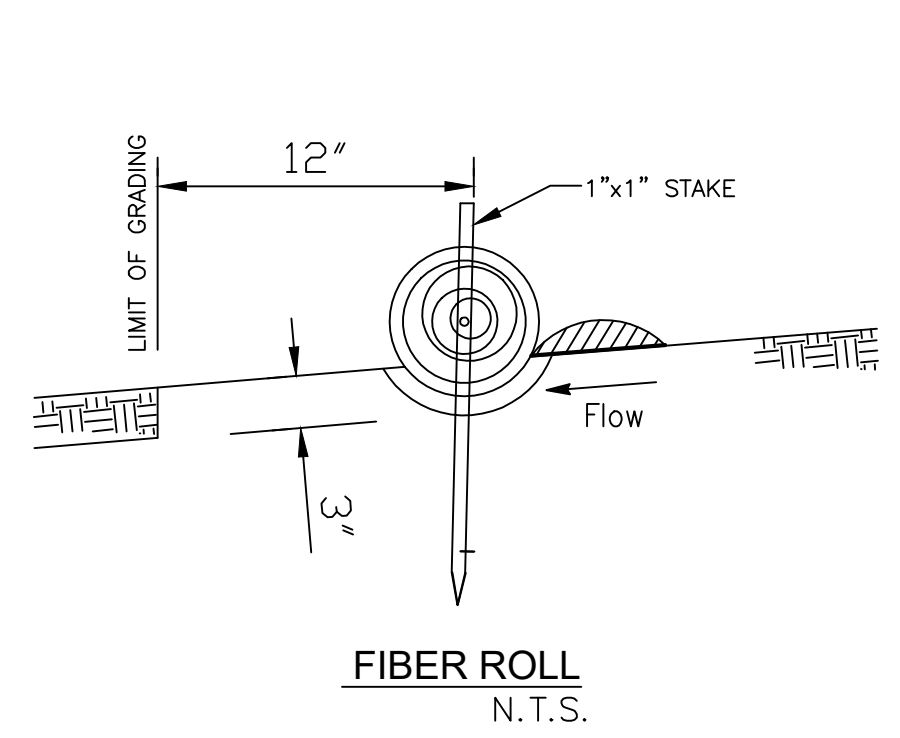
CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."

DUST CONTROL IS REQUIRED YEAR-ROUND.

EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.

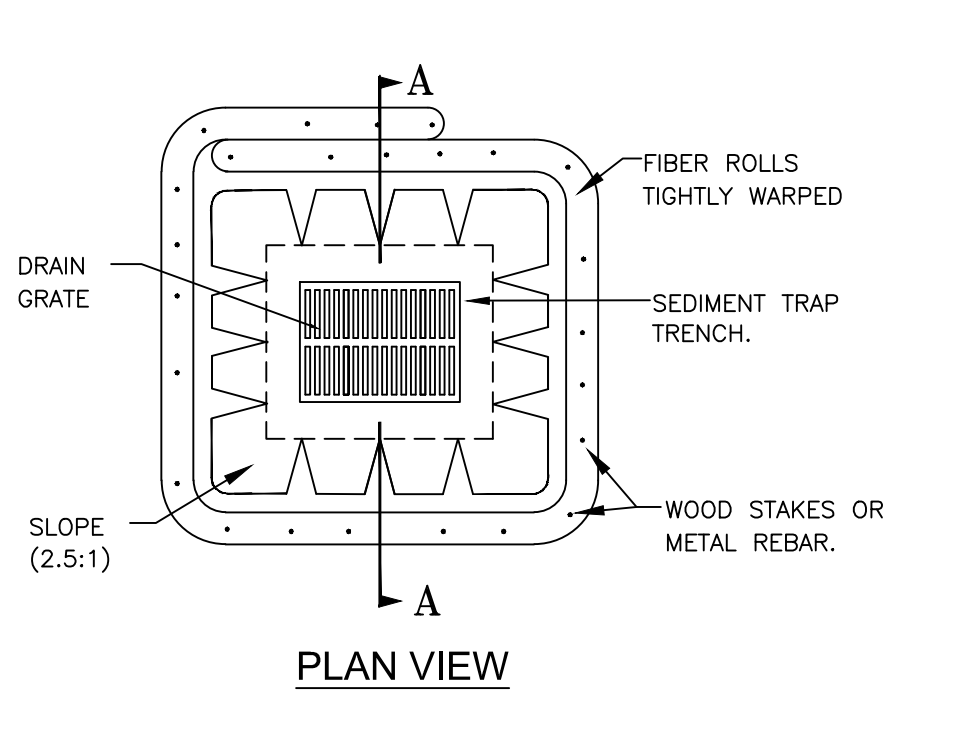
USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED.



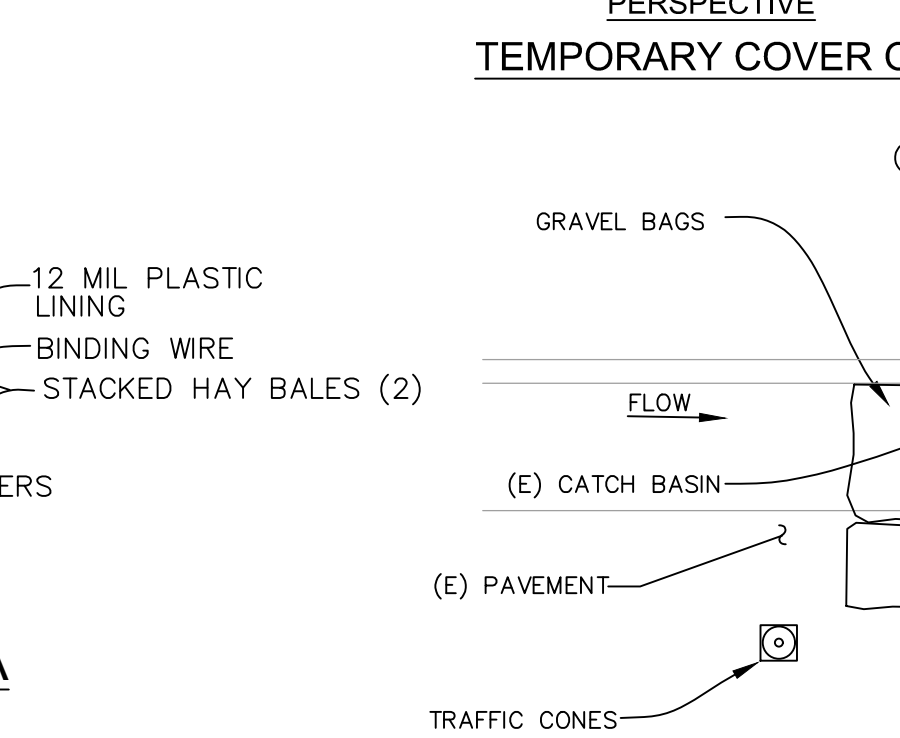
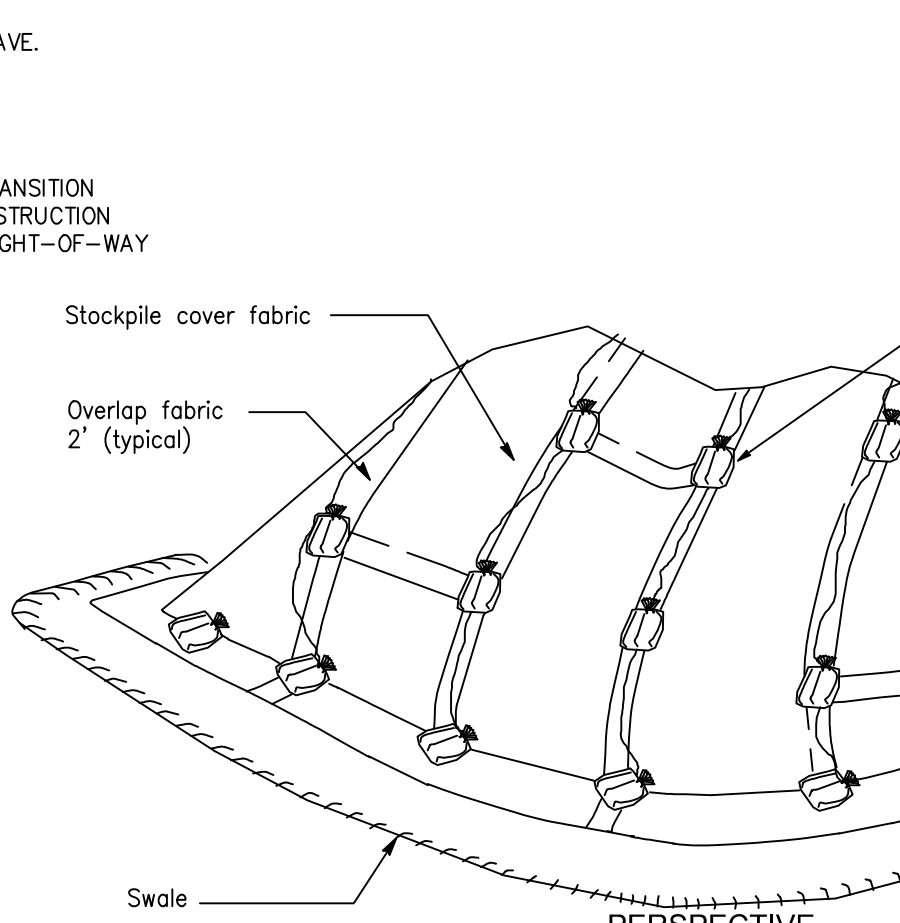
FIBER ROLL NOTES

1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading



NOTES:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 -16 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DIG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.



NOTES

PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.

MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDEED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.

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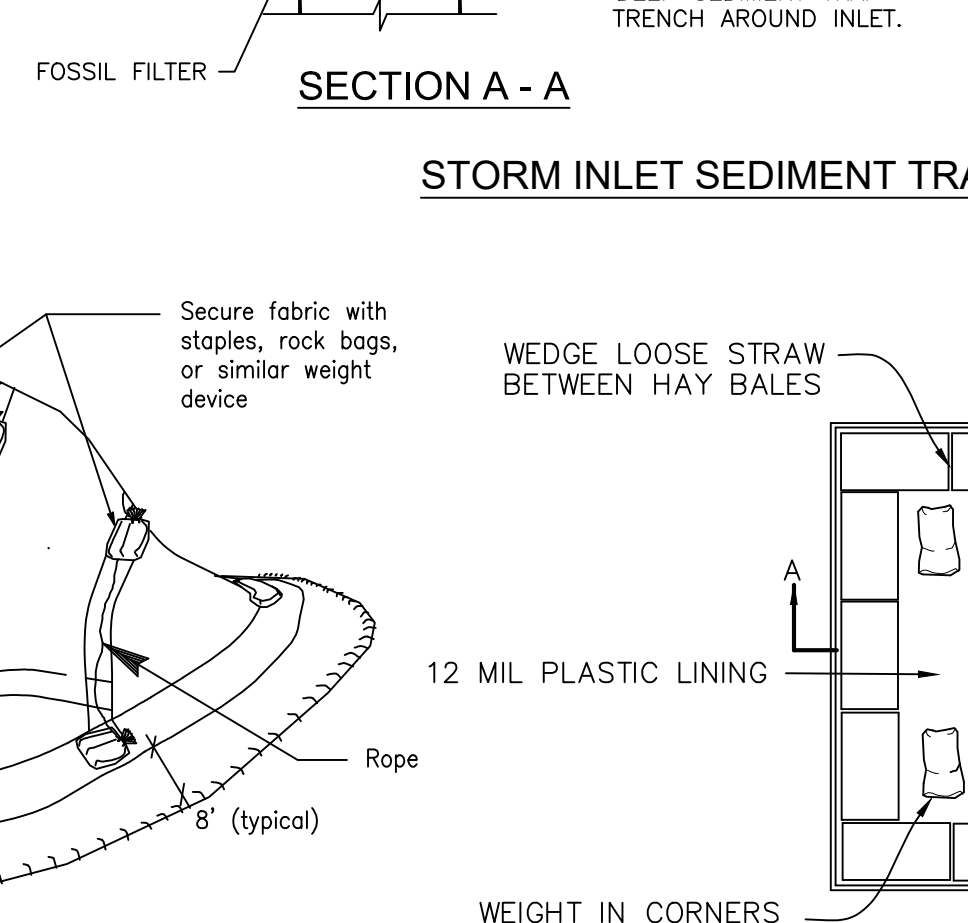
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TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED.



EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrances.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) topsoil and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.

Sanitary facilities shall be maintained on the site.

During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.

Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.

With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

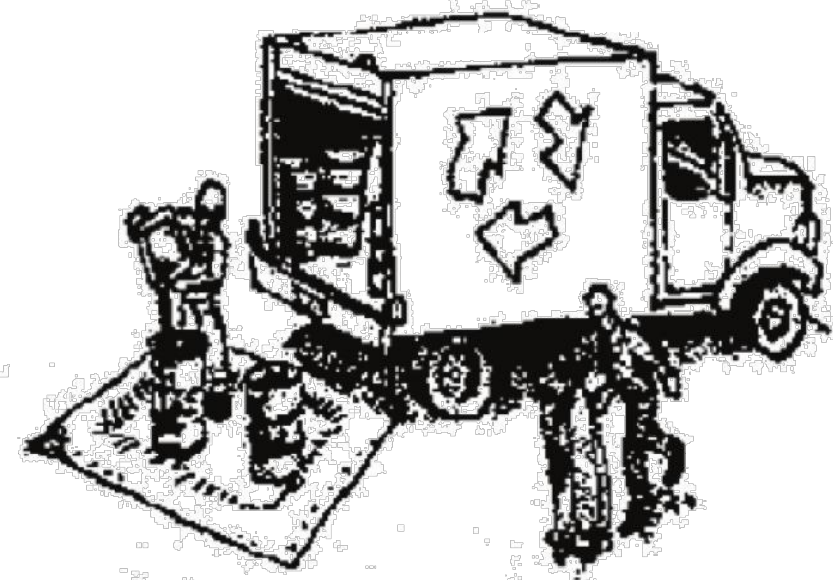
MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
 - A. Repair damages caused by soil erosion or construction at the end of each working day.
 - B. Swales shall be inspected periodically and maintained as needed.
 - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - F. Rills and gullies must be repaired.
2. All existing drainage inlets on ENCINA AVE. within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



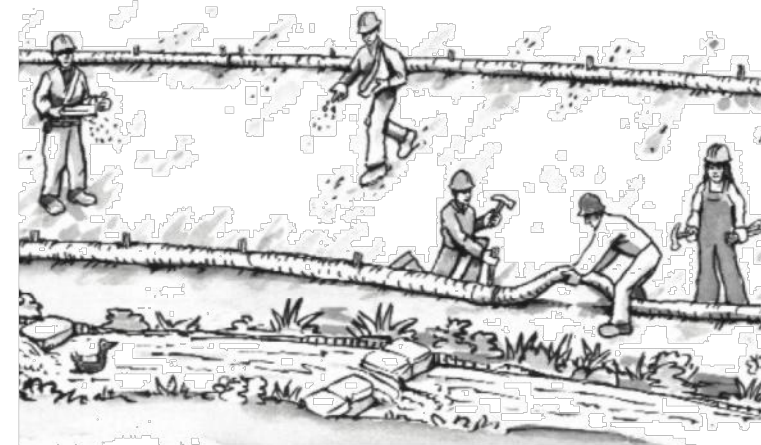
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

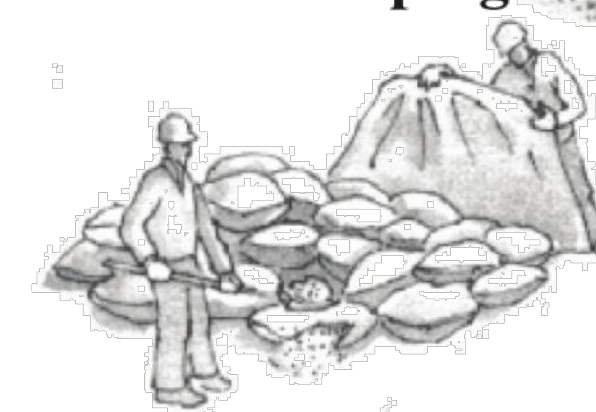
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



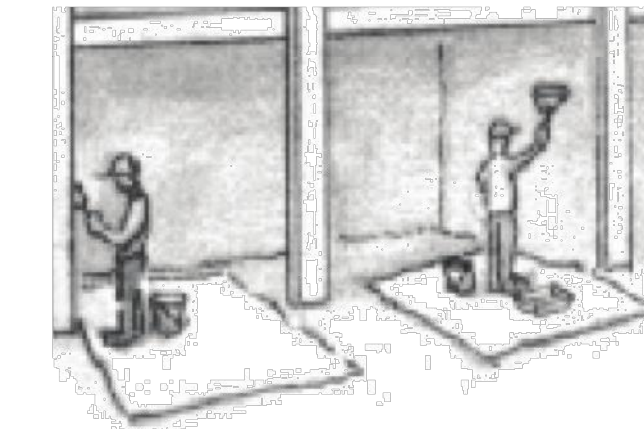
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

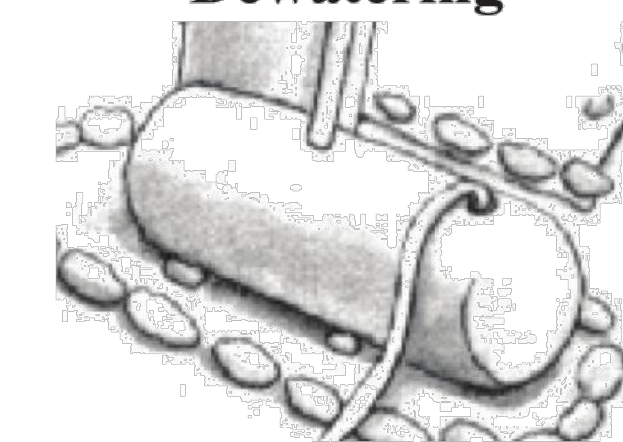
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

**TENTATIVE PARCEL MAP
TWO (2) LOT SUBDIVISION
543 ENCINA AVE., MENLO PARK, CA 94025
APN: 060-153-030**

AUGUST 2024 SCALE: 1" = 20'
TOTAL OF TWO (2) SHEETS
SMP ENGINEERS
1534 CAROB LANE, LOS ALTOS, CA 94024

SHEET INDEX
TM-1 TENTATIVE MAP

BASIS OF BEARINGS:

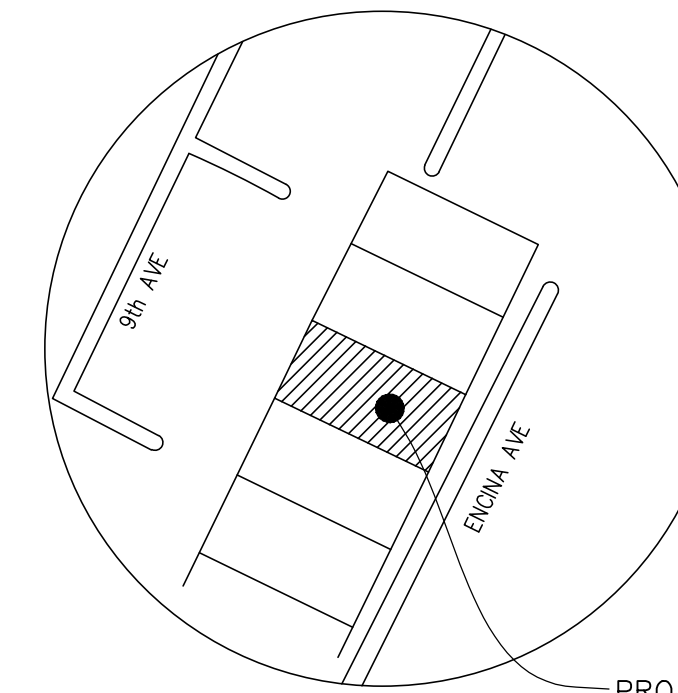
THE BEARING N 64°06'00" W OF THE CENTERLINE OF OAK DR., AS SHOWN UPON CERTAIN PARCEL MAP, RECORDED IN BOOK 63 OF MAPS, AT PAGE 16, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

REFERENCED ASSUMED BENCHMARK:

TOP OF SANITARY SEWER MANHOLE LOCATED NEAR THE END OF ENCINA AVE. EL: 100.00' (ASSUMED)

GENERAL NOTES and STATEMENTS

- OWNER: RONA MASKAN SAM SADEGHIAN
20 SAN JUAN AVE.
MENLO PARK, CA 94025
- APPLICANT/ DEVELOPER: RONA MASKAN SAM SADEGIAMN
20 SAN JUAN AVE.
MENLO PARK, CA 94025
650-505-3732
S.SADEGHIAN@CLOUD.COM
- EXISTING / PROPOSED ZONING: R-1/S-93
- EXISTING APN: 060-153-030
- EXISTING USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: TWO (2) SINGLE FAMILY RESIDENTIAL LOTS
- PROPOSED NUMBER OF LOTS: TWO (2)
- TREE SPECIES WILL BE DETERMINED BY ARBORIST.
- STREETS: ALL PROPOSED STREET IMPROVEMENTS WILL BE DONE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS, COUNTY OF SAN MATEO.
- EXISTING USE OF ADJACENT PROPERTIES: SINGLE FAMILY RESIDENTIAL
- WATER: CALIFORNIA WATER COMPANY
- FIRE PROTECTION: MENLO PARK FIRE
- SANITARY SEWER: FAIR OAKS SEWER DISTRICT
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE/CABLE: AT&T/COMCAST
- STREET TREES: THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE COUNTY OF SAN MATEO
- SUBDIVISION AREA: 0462 ACRES (20,121 SQUARE FEET)
- EASEMENT: NO EASEMENT IS PROPOSED.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL EXISTING STRUCTURES ON THE SITE ARE TEMPORARY AND WILL BE REMOVED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, OR RECORD OF TRACT MAP FOR THE PROJECT.
- NO NEW STREET IS PROPOSED.
- A SOILS REPORT WILL BE FILED BY THE COUNTY OF SAN MATEO PRIOR TO RECORD OF FINAL MAP.
- STORMWATER TREATMENT SYSTEMS WITHIN R-O-W SHALL BE MAINTAINED JOINTLY BY PRIVATE PROPERTY OWNERS OF SUBDIVISION PER MAINTENANCE AGREEMENT.



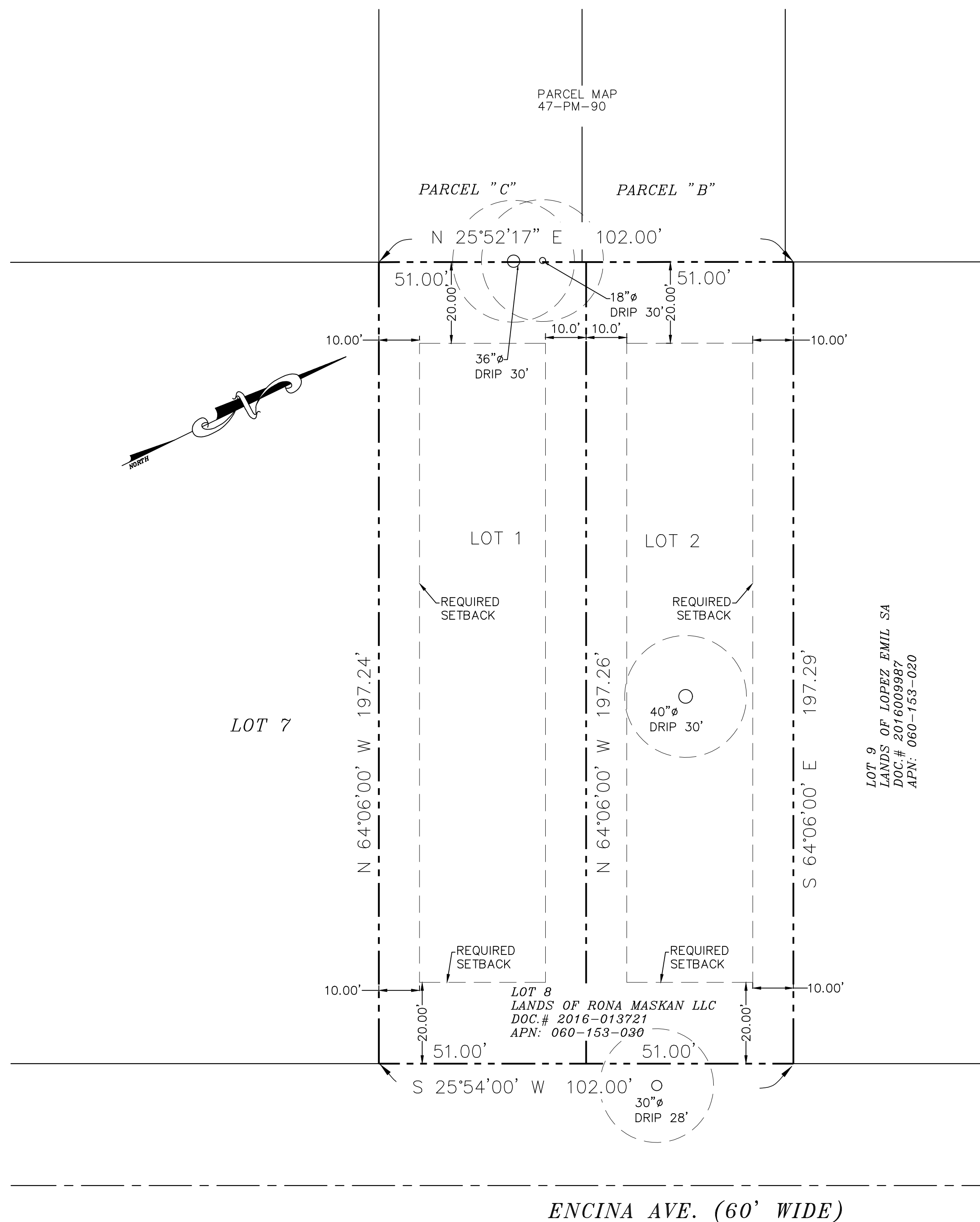
VICINITY MAP
NTS

LEGEND

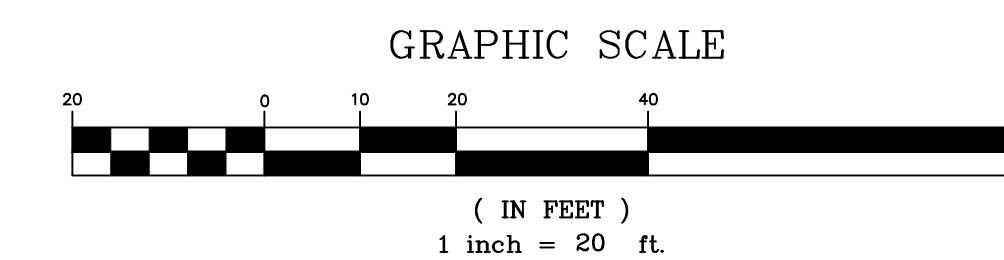
- — — — — PROPERTY LINE
- — — — — EXISTING LOTS
- - - - - SETBACK LINE
- — — — — CENTERLINE

LOT AREA TABLE

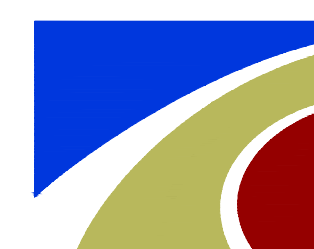
LOT	GROSS AREA		
	AREA (SQ.FT.)	AREA (ACRES)	AREA (%)
LEFT LOT (LOT1)	10,059.82	0.231	50%
RIGHT LOT (LOT2)	10,061.12	0.231	50%
SUBDIVISION BOUNDARY	20,120.94	0.462	100%



LOT 8
LANDS OF RONA MASKAN LLC
DOC.# 2016-013721
APN: 060-153-030



543 ENCINA AVE.
MENLO PARK, CA 94025
APN: 060-153-030



SMP ENGINEERS

CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 20'
Prepared by: S.S.
Checked by: S.R.
Date: 08/14/2024
Project No: 223188

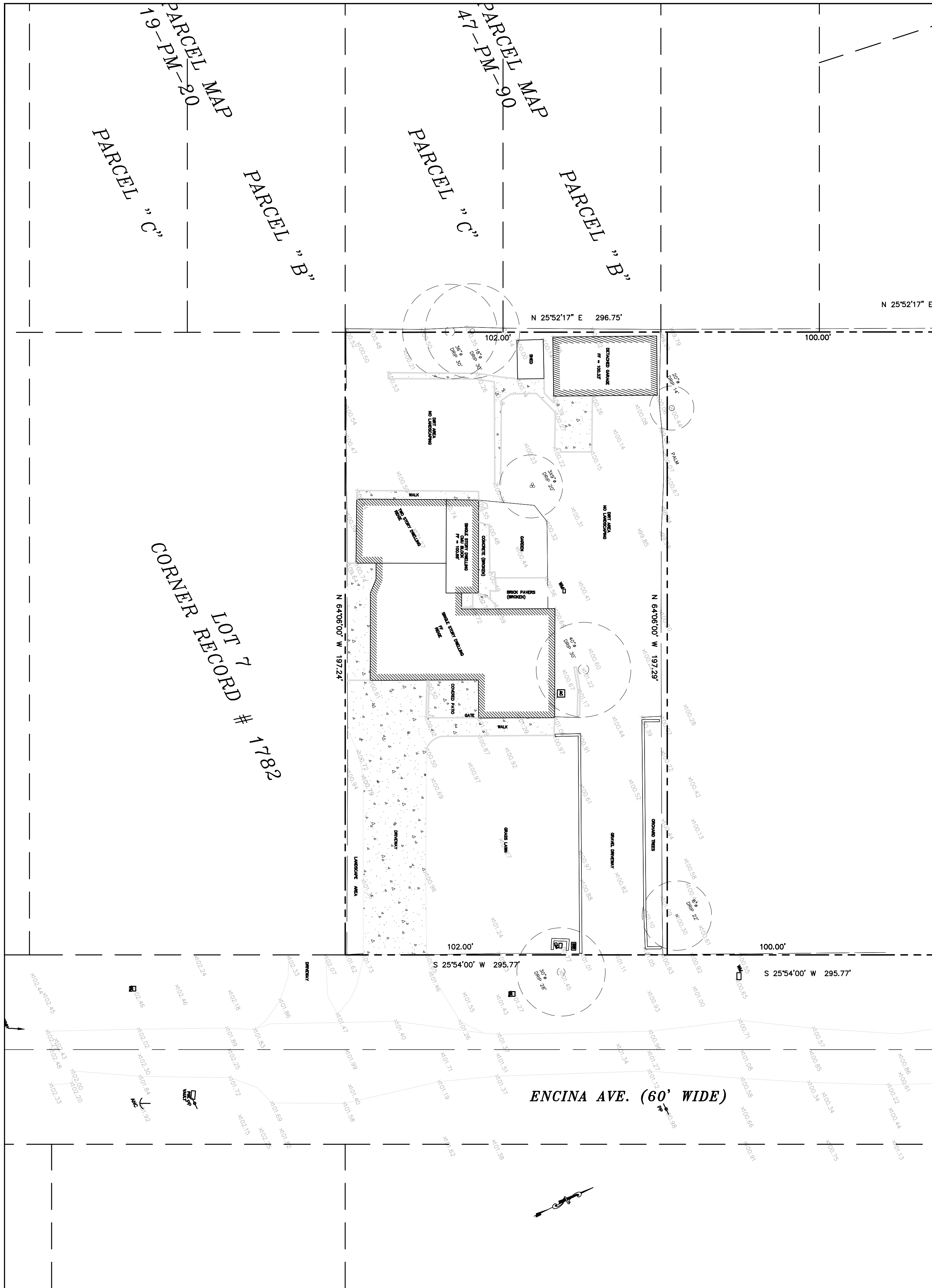
**TENTATIVE PARCEL MAP
TWO (2) LOT SUBDIVISION**

Sheet No:

TM-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

COUNTY OF SAN MATEO



LEGEND

---	PROPERTY LINE	AC	ASPHALT
---	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	EASEMENT LINE	BSBL	BUILDING SETBACK LINE
---	SANITARY SEWER LINE	C&G	CURB AND GUTTER
---	STORM DRAIN LINE	CB	CATCH BASIN
---	OVERHEAD POWER LINE	CO	CLEAN OUT
---	WOOD FENCE	DW	DRIVEWAY
---		EB	ELECTRIC BOX
---		EM	ELECTRIC METER
---		EP	EDGE OF PAVEMENT
---		FH	FIRE HYDRANT
---		GA	GUY ANCHOR
---		GM	GAS METER
---		GV	GAS VALVE
---		IV	IRRIGATION VALVE
---		LP	LIGHT POLE
---		MB	MAIL BOX
---		MH	UTILITY MANHOLE
---		P.U.E.	PUBLIC UTILITY EASEMENT
---		P	BRICK CONC PILLAR
---		PP	POWER POLE
---		(R)	RADIAL BEARING
---		SL	STREET LIGHT
---		SDMH	STORM DRAINAGE MANHOLE
---		SSMH	SANITARY SEWER MANHOLE
---		SSCO	SANITARY SEWER CLEAN OUT
---		TCD	THROUGH CURB DRAIN
---		TS	TRAFFIC SIGN
---		VG	VALLEY GUTTER
---		WM	WATER METER
---		WV	WATER VALVE

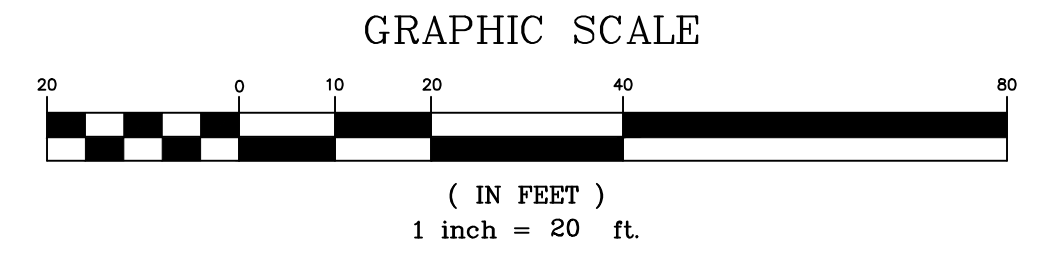
DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
THE BEARING N 64°06'00" W OF THE CENTERLINE OF OAK DR., AS SHOWN UPON CERTAIN PARCEL MAP, RECORDED IN BOOK 63 OF MAPS, AT PAGE 16, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

REFERENCED ASSUMED BENCHMARK:
TOP OF SANITARY SEWER MANHOLE LOCATED NEAR THE END OF ENCINA AVE.
EL: 100.00'

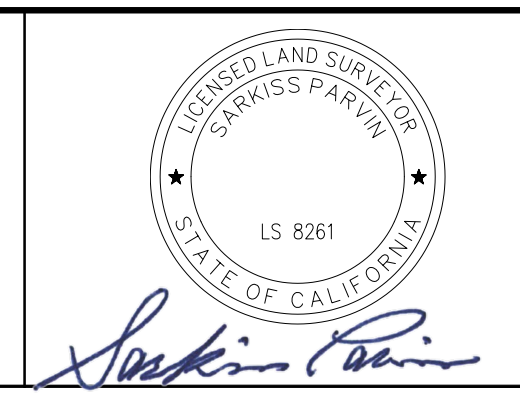
- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 19,726 SQ. FT. ±, 19,731 SQ. FT. ±, 18,997 SQ. FT. ± (58, 455 SQ. FT. ± TOTAL)
 - THE MAP WAS BASED ON A GRANT DEEDS DOC.# 2016-013721 BY LAWYERS TITLE COMPANY OF CALIFORNIA DATED 2/16/2016, 2016-009987 BY OLD REPUBLIC TITLE CO. DATED 2/3/2016, 2016-013720 BY LAWYERS TITLE COMPANY OF CALIFORNIA DATED 2/16/2016, RECORDED IN SAN MATEO COUNTY;
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



543 Encina Avenue
Menlo Park
APN: 060-153-030

SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 20'
Prepared by:
Checked by:
Date: 3/24/2025
Project No: 218085



BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF MENLO PARK