

Mitigation Monitoring & Reporting Program (MMRP)  
 153 and 155 Marva Oaks Drive – Lot Line Adjustment  
 Project: CEQA2022-0002

Mitigation Monitoring & Reporting Program				
Potential Environmental Impacts	Mitigation Measures	Implementing Party	Monitoring Party	Monitoring Frequency/ Timing
Cultural Resources	<p><b><u>Mitigation Measure CULTURAL-1 (Archeological Resource):</u></b> If archaeological resources are encountered during excavation or construction, construction personnel should be instructed to immediately suspend all activity in the immediate vicinity of the suspected resources, and the Town and a licensed archaeologist should be contacted to evaluate the situation. A licensed archaeologist should be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines prior to the submittal of a resource mitigation plan and monitoring program to the Town for review and approval prior to the continuation of any on-site construction activity. A restrictive covenant or some other equivalent shall be recorded with the Final Parcel Map ensuring compliance of future development with this measure.</p> <p><b><u>Mitigation Measure CULTURAL-2 (Human Remains):</u></b> In the event a human burial or skeletal element is identified during excavation or construction, work in that location should stop immediately until the find can be properly treated. The Town and the San Mateo County Coroner’s office should be notified. If deemed prehistoric, the Coroner’s office would notify the Native American Heritage Commission who would identify a “Most Likely Descendant (MLD).”</p>	Project contractors, and consultants	Town of Woodside Planning, Building, and Public Works Departments	Prior to issuance of grading and construction permits/ ongoing throughout construction for any Future Project

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	The archeological consultant and MLD, in conjunction with the project sponsor, should formulate an appropriate treatment plan for the find, which might include, but not be limited to, respectful scientific recording and removal, being left in place, or removal and reburial on site, or elsewhere. Associated grave goods are to be treated in the same manner. A restrictive covenant or some other equivalent shall be recorded with the Final Parcel Map ensuring compliance of future development with this measure.			
Tribal Cultural Resources	<b>Mitigation Measure TRIBAL CULTURAL-1 (Ground Disturbance):</b> Planning for any potential future construction shall include avoidance of any encountered resources and protection of the cultural and natural context. In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.	Project contractors, and consultants	Town of Woodside Planning, Building, and Public Works Departments	Prior to issuance of grading and construction permits/ ongoing throughout construction for any

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	<p><b><u>Mitigation Measure TRIBAL CULTURAL-2 (Disposition of Recovered Cultural Items):</u></b> Any resource encountered shall require stopping of construction to consult with any Native American tribe culturally affiliated with the area for recommendations to appropriately care for the discovered resources. Any resource encountered shall be treated with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to:</p> <ul style="list-style-type: none"> <li>• Protecting the cultural character and integrity of the resource;</li> <li>• Protecting the traditional use of the resource; and,</li> <li>• Protecting the confidentiality of the resource.</li> </ul> <p><b><u>Mitigation Measure TRIBAL CULTURAL-3 (Inadvertently Discovered Native American Human Remains):</u></b> Any Native American human remains and associated grave artifacts shall be repatriated in consultation with any Native American tribe culturally affiliated with the area. The process outlined below shall be followed to be consistent California Health and Safety Code §7050.5 and Public Resources Code §5097.98:</p>			Future Project

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	<p>Specifically, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the corner of the county in which the human remains are discovered has been determined and that the remains are not subject to the provisions of Section 27491 of the Government Code or another related provision of law concerning investigation of the circumstances, manner or cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative (Health and Safety Code Section 7050.5).</p> <p>The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.</p> <p>If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native</p>			

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	<p>American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).</p> <p>(a) Whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, pursuant to Health and Safety Code Section 7050.5(c), it shall immediately notify those persons it believes to be most likely descended from the deceased Native American (Most Likely Descendant (MLD)). The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner, or the person responsible for the excavation work, means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code Section 5097.98).</p> <p>(b) Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native</p>			

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	<p>American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants’ preferences for treatment.</p> <ol style="list-style-type: none"> <li>1. The descendants’ preferences for treatment may include the following:               <ol style="list-style-type: none"> <li>A. The nondestructive removal and analysis of human remains, and items associated with Native American human remains.</li> <li>B. Preservation of Native American human remains and associated items in place.</li> <li>C. Relinquishment of Native American human remains and associated items to the descendants for treatment.</li> <li>D. Other culturally appropriate treatment.</li> </ol> </li> <li>2. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in</li> </ol>			

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	<p>the project area, providing a basis for additional treatment measures.</p> <p>(c) For purposes of this section, “conferral” or “discuss and confer” means the meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties’ cultural values, and where feasible, seeking agreement. Each party shall recognize the other’s needs and concerns for confidentiality of information provided to the other.</p> <p>(d) Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.</p> <p>(e) Whenever the NAHC is unable to identify a descendent, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendations of the descendants and the mediation provided for</p>			

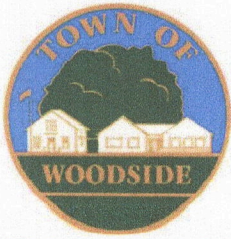
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	<p>(in subdivision (k) of Section 5097.94) fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with the Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner should do one or more of the following:</p> <ol style="list-style-type: none"> <li>1. Record the site with the NAHC or the appropriate information Center.</li> <li>2. Utilize an open-space or conservation zoning designation or easement.</li> <li>3. Record a document with the County in which the property is located. The document shall be titled “Notice of Reinternment of Native American Remains” and shall include a legal description of the property, the name of the owner of the property, and the owner’s acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner.</li> </ol>			



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	<p>(f) Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of the discovery may be ascertained from a review of the site utilizing cultural and archeological standards. Where the parties are unable to agree on the appropriate treatment measures, the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to subdivision (e).</p> <p>(g) Measures taken to address human remains found would be exempt from review under the California Environmental Quality Act (CEQA).</p>			



PLANNING PUBLIC HEARING – APPLICATION  
ARCHITECTURAL & SITE REVIEW BOARD/PLANNING COMMISSION

Town of Woodside

2955 Woodside Road  
Woodside, California 94062  
650 851.6790  
www.woodsidetown.org

Property Address: 155 Marva Oaks Drive, Woodside, CA 94062 APN #: 072-061-050

Property Owner: Robert Falkenberg Applicant: Dale Leda

Owner Address: 155 Marva Oaks Drive, Woodside, CA 94062 Applicant Address: 255 Shoreline Drive, Suite 200, Redwood City, CA 94065

Phone Number: \_\_\_\_\_ Phone Number: 650-482-6457

Email: bob.falkenberg@yahoo.com Email: dleda@bkf.com

REQUEST FOR PUBLIC HEARING: (check all that apply)

- |   |  |
|---|--|
| <input type="checkbox"/> ASRA Design Review                 | <input type="checkbox"/> Exception to site development regulations<br>specify which exception: _____ |
| <input type="checkbox"/> ASRB Conceptual Design Review      | <input type="checkbox"/> Exception to setback  |
| <input type="checkbox"/> ASRB Formal Design Review          | <input type="checkbox"/> Exception to maximum residence size   |
| <input type="checkbox"/> ASRB Formal Design Review w/ Staff | <input type="checkbox"/> Conditional Use Permit<br>(new, amendment, or renewal)                      |
| <input checked="" type="checkbox"/> Variance                | <input type="checkbox"/> Amendment to Zoning Ordinance   |
| <input type="checkbox"/> Lot Merger                         | <input type="checkbox"/> Amendment to General Plan   |
| <input checked="" type="checkbox"/> Lot Line Adjustment     | <input type="checkbox"/> Other _____   |
| <input type="checkbox"/> Subdivision/Land Division          |  |
| <input type="checkbox"/> CEQA Review                        |  |

Description of Project:

Project is to adjust the shared lot line between 153 and 155 Marva Oaks Drive properties in conjunction with both the paved area variance request for 155 Marva Oaks Drive and the nullification of the maximum paved area variance at 153 Marva Oaks Drive (Variance #2003-02).

AFFIDAVIT

I declare that I am the owner (or authorized agent\*) of the property involved in this application, and that the foregoing is true and correct in accordance with the requirements listed in Sections 153.914 of the Woodside Municipal Code. In order for this application to be complete, **the story poles are required to be erected at least 10 calendar days prior to the meeting date.** If the story poles are not erected by that time, the application will be deemed incomplete, in which case the application will be considered by the Board at a later date.

Government Code Section 65105: Entry on land by planning agency personnel – In the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof. I agree that the project plans are not subject to copyright laws.

Signature of Owner: [Signature] Date: 10/27/22

\*Authorized agent must provide written verification from the property owner.

FOR STAFF TO COMPLETE

Fee: \$ \_\_\_\_\_ Deposit: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Received By: \_\_\_\_\_ Date: \_\_\_\_\_



## NATIVE AMERICAN HERITAGE COMMISSION

April 6, 2023

Sarah Filipe  
Town of Woodside

Via Email to: [sfilipe@woodsidetown.org](mailto:sfilipe@woodsidetown.org)

**Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Lot Line Adjustment at 153 and 155 Marva Oaks Drive Project, San Mateo County**

Dear Ms. Filipe:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

*Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.*

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:



CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

SECRETARY  
**Sara Dutschke**  
Miwok

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

EXECUTIVE SECRETARY  
**Raymond C. Hitchcock**  
Miwok/Nisenan

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the Amah Mutsun Tribal Band of Mission San Juan Bautista on the attached list for more information.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: [Cody.Campagne@nahc.ca.gov](mailto:Cody.Campagne@nahc.ca.gov).

Sincerely,



Cody Campagne  
Cultural Resources Analyst

Attachment

Native American Heritage Commission  
Tribal Consultation List  
San Mateo County  
4/6/2023

**Amah Mutsun Tribal Band of  
Mission San Juan Bautista**

Irene Zwierlein, Chairperson  
3030 Soda Bay Road Costanoan  
Lakeport, CA, 95453  
Phone: (650) 851 - 7489  
Fax: (650) 332-1526  
amahmutsuntribal@gmail.com

**The Ohlone Indian Tribe**

Andrew Galvan, Chairperson  
P.O. Box 3388 Bay Miwok  
Fremont, CA, 94539 Ohlone  
Phone: (510) 882 - 0527 Patwin  
Fax: (510) 687-9393 Plains Miwok  
chochenyo@AOL.com

**Costanoan Rumsen Carmel  
Tribe**

Tony Cerda, Chairperson  
244 E. 1st Street Costanoan  
Pomona, CA, 91766  
Phone: (909) 629 - 6081  
Fax: (909) 524-8041  
rumsen@aol.com

**Wuksache Indian Tribe/Eshom  
Valley Band**

Kenneth Woodrow, Chairperson  
1179 Rock Haven Ct. Foothill Yokut  
Salinas, CA, 93906 Mono  
Phone: (831) 443 - 9702  
kwood8934@aol.com

**Indian Canyon Mutsun Band of  
Costanoan**

Ann Marie Sayers, Chairperson  
P.O. Box 28 Costanoan  
Hollister, CA, 95024  
Phone: (831) 637 - 4238  
ams@indiancanyon.org

**Indian Canyon Mutsun Band of  
Costanoan**

Kanyon Sayers-Roods, MLD  
Contact  
1615 Pearson Court Costanoan  
San Jose, CA, 95122  
Phone: (408) 673 - 0626  
kanyon@kanyonconsulting.com

**Muwekma Ohlone Indian Tribe  
of the SF Bay Area**

Monica Arellano, Vice  
Chairwoman  
20885 Redwood Road, Suite 232 Costanoan  
Castro Valley, CA, 94546  
Phone: (408) 205 - 9714  
monicavarellano@gmail.com

**Muwekma Ohlone Indian Tribe  
of the SF Bay Area**

Charlene Nijmeh, Chairperson  
20885 Redwood Road, Suite 232 Costanoan  
Castro Valley, CA, 94546  
Phone: (408) 464 - 2892  
cnijmeh@muwekma.org

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Lot Line Adjustment at 153 and 155 Marva Oaks Drive Project, San Mateo County.

CALIFORNIA  
HISTORICAL  
RESOURCES  
INFORMATION  
SYSTEM



ALAMEDA  
COLUSA  
CONTRA COSTA  
DEL NORTE

HUMBOLDT  
LAKE  
MARIN  
MENDOCINO  
MONTEREY  
NAPA  
SAN BENITO

SAN FRANCISCO  
SAN MATEO  
SANTA CLARA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

**Northwest Information Center**  
Sonoma State University  
1400 Valley House Drive, Suite 210  
Rohnert Park, California 94928-3609  
Tel: 707.588.8455  
nwic@sonoma.edu  
<https://nwic.sonoma.edu>

May 15, 2023

NWIC File No.: 22-1531

Sarah Felipe  
Town of Woodside  
P.O. Box 620005  
2955 Woodside Road  
Woodside, CA 94062

Re: Record search results for the proposed project at 153 and 155 Marva Oaks Drive,  
Woodside, San Mateo County

Dear Sarah Felipe:

Per your request received by our office on the 3<sup>rd</sup> of April, 2023, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for San Mateo County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

The proposed Project includes a Lot Line Adjustment to make changes to the lot line of two existing parcels of record: 153 Marva Oaks Drive (072-060-870) and 155 Marva Oaks Drive (072-060-860) in Woodside, CA.

Review of the information at our office indicates that there has been no cultural resource study that covers the 153 and 155 Marva Oaks Drive project area. This 153 and 155 Marva Oaks Drive project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed 153 and 155 Marva Oaks Drive project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed 153 and 155 Marva Oaks Drive project area.

At the time of Euroamerican contact, the Native Americans that lived in the area of the Town of Woodside HEU were speakers of the Ramaytush language, which is part of the Costanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Olpen tribe, whose territory held interior hill and valley lands of the Santa Cruz Mountains, the La Honda Creek portion of the San Gregorio watershed, and the Corte de la Madera Creek portion of the San Francisquito Creek watershed. (Milliken 1995: 249).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of San Mateo County have been found on ridges, midslope benches, in valleys, near intermittent and perennial watercourses and near areas

populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The 153 and 155 Marva Oaks Drive project area is located in San Mateo County in the Town of Woodside on northeast facing midslope benches of the range between West Union Creek and tributaries off of Bear Gulch. The project area is approximately 150 meters from the nearest drainage canyon with creek. Aerial maps indicate the project area contains areas of dense and scattered trees, areas of low grasses, and buildings, solar field and roads, tennis courts, and landscaping. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed 153 and 155 Marva Oaks Drive project area.

Review of historical literature and maps indicated historic-period activity within the 153 and 155 Marva Oaks Drive project area. Early San Mateo County maps indicated the project area was located within the lands of T. Knight and or J. Kreiss (Bromfield 1894). As there are no buildings indicated within the project area, it is unclear if the area was developed at that time. With this information in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed 153 and 155 Marva Oaks Drive project area.

The 1940, 1941 and 1961 Half Moon Bay USGS 15-minute topographic quadrangles depict a road or driveway at the edge of the 153 and 155 Marva Oaks Drive project area. If any buildings or structures are present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential for Native American archaeological resources and a moderate potential for historic-period archaeological resources to be within the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of San Mateo County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

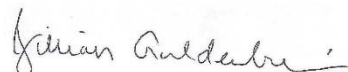
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein  
Researcher



## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Barrows, Henry D., and Luther A. Ingersoll

2005 *Memorial and Biographical History of the Coast Counties of Central California*.  
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\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.



Date	Revisions	No.	Description
11/03/2022		1	LOT LINE ADJUSTMENT RESUBMITTAL
04/03/2023		2	DESIGN
		3	DRAWING
		4	APPROVED

**PROPERTY INFORMATION:**

- 153 MARVA OAKS DRIVE**
- APN: 072-061-060
  - ZONING: SCP-5: Special Conservation Planning-5 Acres
  - TOTAL LOT AREA (EXISTING): 10.56 ACRES (459,995 SF)
  - ALLOWED PAVED AREA (10 ACRES < LOT AREA < 11 ACRES): (LOT AREA - 10 ACRES) x 0.02 + 10,306.8 SF = 10,795 SF\*
  - AVERAGE LOT WIDTH (EXISTING): 433 FT
- \*ALLOWED PAVED AREA INCREASED TO 15,000 SF UNDER VARIANCE #2003-002
- 155 MARVA OAKS DRIVE**
- APN: 072-061-050
  - ZONING: SCP-5: Special Conservation Planning-5 Acres
  - TOTAL LOT AREA (EXISTING): 5.00 ACRES (217,805 SF)
  - ALLOWED PAVED AREA (5 ACRES < LOT AREA < 9 ACRES): 9,000 SF
  - AVERAGE LOT WIDTH (EXISTING): 286 FT

**TOPOGRAPHIC SOURCE INFORMATION:**

TOPOGRAPHIC INFORMATION FOR 153 MARVA OAKS DRIVE IS FROM THE RECORD BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS AND SURVEYORS ON DECEMBER 4, 2015 (JOB #20150260) AND BERGLUND RESIDENCE SITE IMPROVEMENT PLANS BY BKF ENGINEERS AND SURVEYORS DATED AUGUST 20, 2019 (JOB #20190260). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE. SEE SURVEY NOTES BELOW.

**BASIS OF BEARINGS:**  
THE BEARING NORTH 41°14'34" WEST OF THE SOUTHWEST LINE OF THAT CERTAIN 21.83 ACRE PARCEL SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED JULY 19, 1946 IN BOOK 2 OF LICENSED LAND SURVEYOR MAPS AT PAGE 73 IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

**BENCHMARK STATEMENT:**  
THE ELEVATIONS SHOWN ON THIS SURVEY WERE BASED ON AN ASSUMED DATUM.

BKF POINT NUMBER 1  
ELEVATION = 100.00' (ASSUMED)

TOPOGRAPHIC INFORMATION FOR 155 MARVA OAKS DRIVE IS FROM THE FALKENBERG RESIDENCE IMPROVEMENT PLANS BY BKF ENGINEERS AND SURVEYORS DATED SEPTEMBER 12, 2001 (JOB #990203). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE. SEE SURVEY NOTES BELOW.

**BASIS OF BEARINGS:**  
THE NORTHWESTERLY PROPERTY LINE SHOWN HEREON WITH A BEARING OF S 49° 20'27" W IS THE SAME AS IS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "LAND DIVISION MAP NO. 317" RECORDED AT 70 PM 21, AND IS USED AS THE BASIS OF BEARINGS FOR THIS WORK.

**BENCHMARK STATEMENT:**  
THE ELEVATION OF 736.00, SET AT THE MONUMENT IN THE CENTER OF MARVA OAKS DRIVE CUL-DE-SAC, HAS BEEN TAKEN FROM IMPROVEMENT PLANS FOR MARVA OAKS DRIVE.

**GROSS AVERAGE SLOPE CALCULATION (EXISTING LOTS COMBINED)**

$S_g = 0.00229 \cdot (L) \cdot (L) / (A)$

CONTOUR INTERVAL (I)	2 FT
COMBINED CONTOUR LENGTH (L)	83,312 LF
COMBINED LOT AREA (A)	15.56 ACRES (677,800 SF)
COMBINED GROSS AVERAGE SLOPE	24.5%

**MINIMUM NATURAL STATE CALCULATIONS (EXISTING INDIVIDUAL LOTS)**

$S_m = 0.00229 \cdot (L) \cdot (L) / (A_m)$

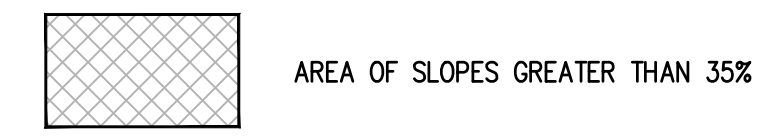
153 MARVA OAKS DRIVE	
CONTOUR INTERVAL (I)	2 FT
NET CONTOUR LENGTH (L <sub>N</sub> ) <sup>1</sup>	39,547 LF
TOTAL LOT AREA	459,995 SF
NET LOT AREA (A <sub>N</sub> ) <sup>1</sup>	8.82 ACRES (384,258 SF)
NET AVERAGE SLOPE	20.5%
MINIMUM NATURAL STATE AREA TO REMAIN <sup>2</sup>	55% (211,342 SF)
NATURAL STATE AREA	64.4% (324,455 SF)

155 MARVA OAKS DRIVE	
CONTOUR INTERVAL (I)	2 FT
NET CONTOUR LENGTH (L <sub>N</sub> ) <sup>1</sup>	18,861 LF
TOTAL LOT AREA	217,805 SF
NET LOT AREA (A <sub>N</sub> ) <sup>1</sup>	4.01 ACRES (174,864 SF)
NET AVERAGE SLOPE	21.5%
MINIMUM NATURAL STATE AREA TO REMAIN <sup>2</sup>	55% (96,175 SF)
NATURAL STATE AREA	59.7% (104,345 SF)

<sup>1</sup> NET AREA AND NET CONTOUR LENGTH EXCLUDES THE AREAS WITH SLOPES IN EXCESS OF 35%.  
<sup>2</sup> THE NET AVERAGE SLOPE OF THE NET LOT AREA IS USED TO DETERMINE THE REQUIRED MINIMUM NATURAL STATE AREA TO REMAIN. THERE ARE NO REQUIREMENTS FOR MINIMUM NATURAL STATE AREA TO REMAIN FOR SITES WITH NET AVERAGE SLOPES LESS THAN 12.5% PER THE TOWN OF WOODSIDE MUNICIPAL CODE 153.415.

**LEGEND:**



**EXISTING PAVED AREAS**

153 MARVA OAKS DRIVE			
COVERAGE TYPE	TOTAL AREA (SF)	ALLOWED EXCEPTION <sup>1</sup> (SF)	NET AREA (SF)
WALKWAY/PATIO	1,980	0	1,980
UTILITY PAD	273	140	133
GRAVEL/DG PATH	940	500	440
DRIVEWAY	3,300	2,500	800
POOL	900	0	900
TENNIS COURT	7,000	0	7,000
TOTAL	14,393	3,140	11,253

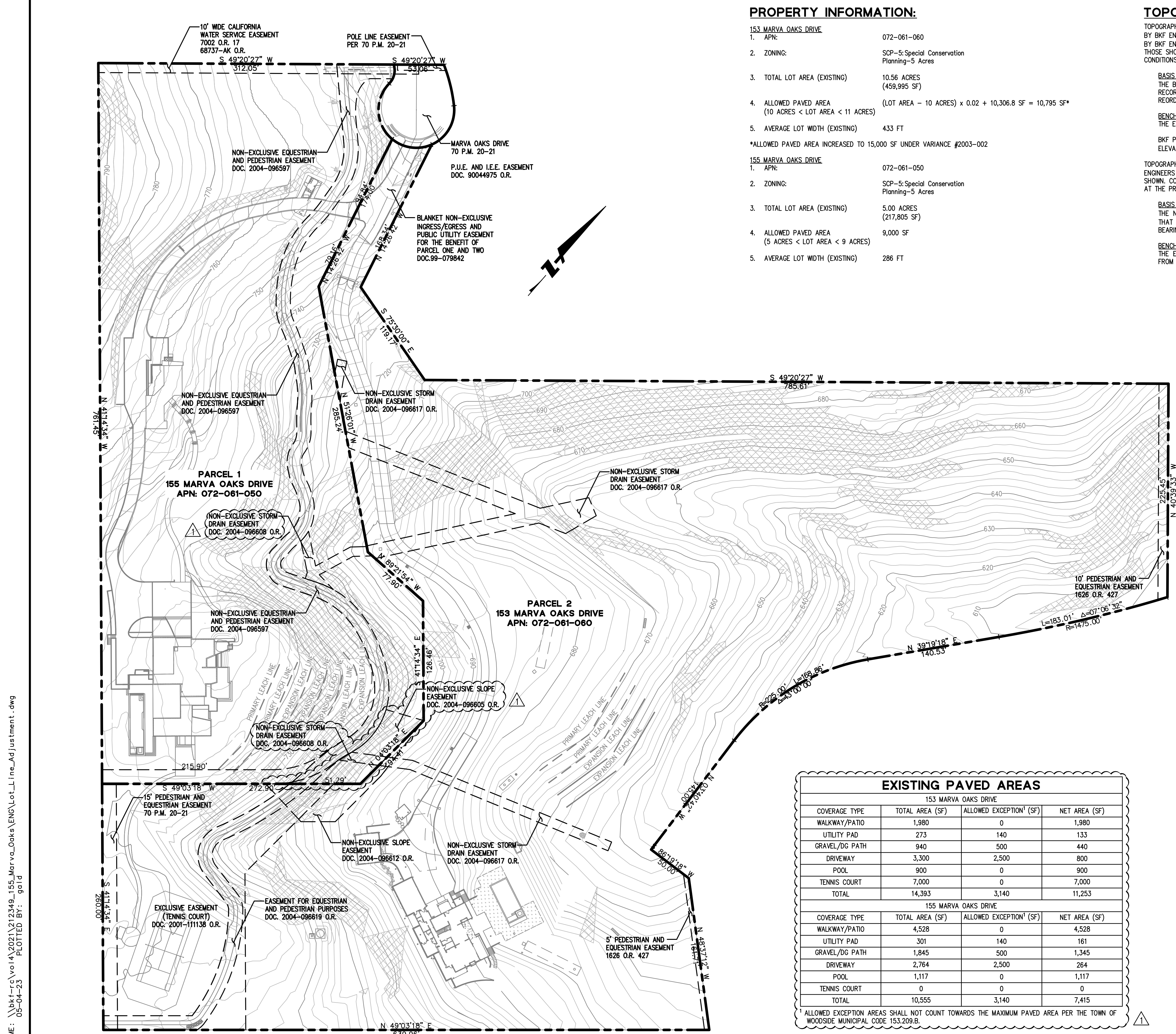
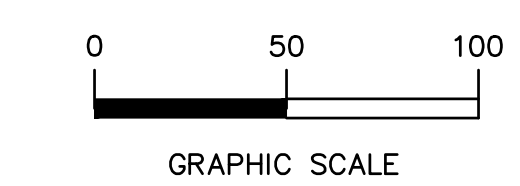
  

155 MARVA OAKS DRIVE			
COVERAGE TYPE	TOTAL AREA (SF)	ALLOWED EXCEPTION <sup>1</sup> (SF)	NET AREA (SF)
WALKWAY/PATIO	4,528	0	4,528
UTILITY PAD	301	140	161
GRAVEL/DG PATH	1,845	500	1,345
DRIVEWAY	2,764	2,500	264
POOL	1,117	0	1,117
TENNIS COURT	0	0	0
TOTAL	10,555	3,140	7,415

<sup>1</sup> ALLOWED EXCEPTION AREAS SHALL NOT COUNT TOWARDS THE MAXIMUM PAVED AREA PER THE TOWN OF WOODSIDE MUNICIPAL CODE 153.209.B.

**SHEET INDEX**

SHEET NO.	DESCRIPTION
C-1	EXISTING LOT PLAN
C-2	PROPOSED LOT PLAN
C-3	PROPOSED LOT CALCULATIONS



DRAWING NAME: \\bvf-r\vol14\2021\212349\_155\_Marva\_Oaks\ENG\Lot\_Line\_Adjustment.dwg  
PLOT DATE: 09-04-23  
PLOTTED BY: gait



Date	Revisions	No.	Date
11/03/2022	LOT LINE ADJUSTMENT RESUBMITTAL	1	04/05/2023
11/03/2022	Design CW		
11/03/2022	Drawn DLG		
11/03/2022	Approved DJL		
Drawing Number:		Job No 20212349	

**PROPERTY INFORMATION:**

- 153 MARVA OAKS DRIVE  
1. APN: 072-061-060  
2. ZONING: SCP-5: Special Conservation Planning-5 Acres  
3. TOTAL LOT AREA (PROPOSED): 10.56 ACRES (459,995 SF)
- 155 MARVA OAKS DRIVE  
1. APN: 072-061-050  
2. ZONING: SCP-5: Special Conservation Planning-5 Acres  
3. TOTAL LOT AREA (PROPOSED): 5.00 ACRES (217,805 SF)

**TOPOGRAPHIC SOURCE INFORMATION:**

TOPOGRAPHIC INFORMATION FOR 153 MARVA OAKS DRIVE IS FROM THE RECORD BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS AND SURVEYORS ON DECEMBER 4, 2015 (JOB #20150260) AND BERGLUND RESIDENCE SITE IMPROVEMENT PLANS BY BKF ENGINEERS AND SURVEYORS DATED AUGUST 20, 2019 (JOB #20150260). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE. SEE SURVEY NOTES BELOW.

**BASIS OF BEARINGS:**  
THE BEARING NORTH 41°14'34" WEST OF THE SOUTHWEST LINE OF THAT CERTAIN 21.83 ACRE PARCEL SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED JULY 19, 1946 IN BOOK 2 OF LICENSED LAND SURVEYOR MAPS AT PAGE 73 IN THE OFFICE OF THE REORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

**BENCHMARK STATEMENT:**  
THE ELEVATIONS SHOWN ON THIS SURVEY WERE BASED ON AN ASSUMED DATUM.

BKF POINT NUMBER 1  
ELEVATION = 100.00' (ASSUMED)

TOPOGRAPHIC INFORMATION FOR 155 MARVA OAKS DRIVE IS FROM THE FALKENBERG RESIDENCE IMPROVEMENT PLANS BY BKF ENGINEERS AND SURVEYORS DATED SEPTEMBER 12, 2001 (JOB #990203). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE. SEE SURVEY NOTES BELOW.

**BASIS OF BEARINGS:**  
THE NORTHWESTERLY PROPERTY LINE SHOWN HEREON WITH A BEARING OF S 49° 20'27" W IS THE SAME AS IS SHOWN ON THAT CERTAIN PARCEL MAP TITLED "LAND DIVISION MAP NO. 317" RECORDED AT 70 PM 21, AND IS USED AS THE BASIS OF BEARINGS FOR THIS WORK.

**BENCHMARK STATEMENT:**  
THE ELEVATION OF 736.00, SET AT THE MONUMENT IN THE CENTER OF MARVA OAKS DRIVE CUL-DE-SAC, HAS BEEN TAKEN FROM IMPROVEMENT PLANS FOR MARVA OAKS DRIVE.

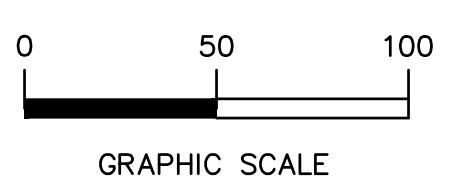
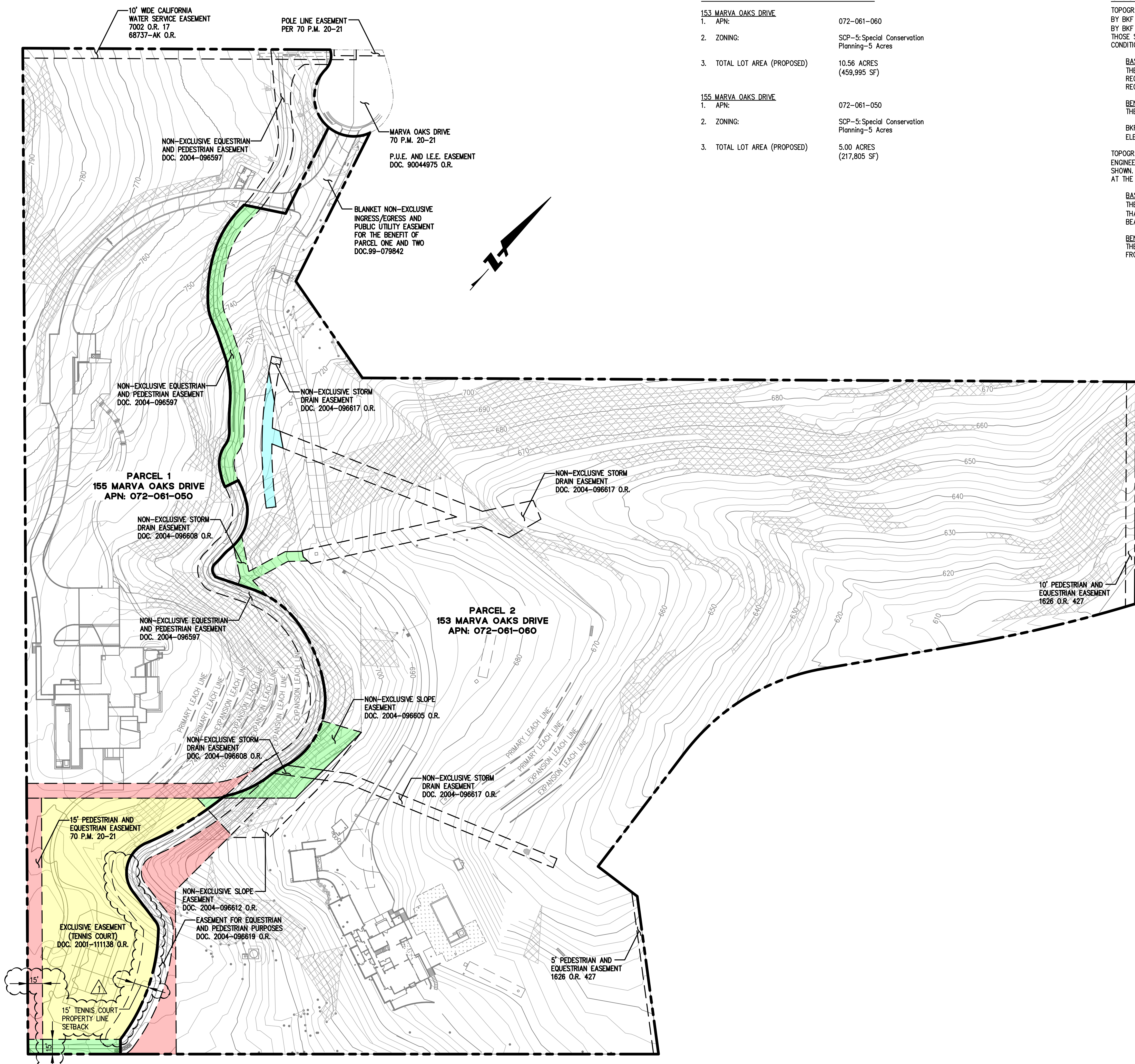
EASEMENT LIST		
INSTRUMENT NUMBER	DESCRIPTION	STATUS
1626 O.R. 427	5' & 10' PEDESTRIAN AND EQUESTRIAN EASEMENT	TO REMAIN
7002 O.R. 17 & 68737-AK O.R.	10' WIDE CALIFORNIA WATER SERVICE EASEMENT	TO REMAIN
70 P.M. 20-21	15' PEDESTRIAN AND EQUESTRIAN EASEMENT	TO BE VACATED
99-079842 O.R.	BLANKET NON-EXCLUSIVE INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT	TO REMAIN
2001-111138 O.R.	EXCLUSIVE TENNIS COURT EASEMENT	TO BE VACATED
2004-096597 O.R.	NON-EXCLUSIVE EQUESTRIAN AND PEDESTRIAN EASEMENT	RE-ASSIGN PORTIONS TO NEIGHBORING PARCEL.
2004-096608 O.R.	NON-EXCLUSIVE STORM DRAIN EASEMENT	RE-ASSIGN TO NEIGHBORING PARCEL. ⚠
2004-096612 O.R.	NON-EXCLUSIVE SLOPE EASEMENT	TO REMAIN
2004-096617 O.R.	NON-EXCLUSIVE STORM DRAIN EASEMENT	EXTEND PORTIONS TO (N)COMMON LOT LINE. RE-ASSIGN PORTIONS TO NEIGHBORING PARCEL.
2004-096619 O.R.	EASEMENT FOR EQUESTRIAN AND PEDESTRIAN PURPOSES	RE-ASSIGN PORTIONS TO NEIGHBORING PARCEL.

**EASEMENT MODIFICATION LEGEND:**

- EASEMENT AREA TO BE EXTENDED IN CONJUNCTION WITH LOT LINE ADJUSTMENT
- EASEMENT AREA TO BE RE-ASSIGNED IN CONJUNCTION WITH LOT LINE ADJUSTMENT
- EASEMENT AREA AUTOMATICALLY EXTINGUISHED AS A RESULT OF LOT LINE ADJUSTMENT
- EASEMENT AREA PROPOSED TO BE VACATED

**LEGEND:**

AREA OF SLOPES GREATER THAN 35% ⚠



DRAWING NAME: \\bvf-r\vol14\2021\212349\_155\_Marva\_Oaks\ENG\Lot\_Line\_Adjustment.dwg  
PLOT DATE: 09-04-23 PLOTTED BY: gald



Date	Revisions
11/03/2022	1. LOT LINE ADJUSTMENT RESUBMITTAL
04/05/2023	

**PROPERTY INFORMATION:**

- 153 MARVA OAKS DRIVE**
- APN: 072-061-060
  - ZONING: SCP-5: Special Conservation Planning-5 Acres
  - TOTAL LOT AREA (PROPOSED): 10.56 ACRES (459,995 SF)
  - ALLOWED PAVED AREA (10 ACRES < LOT AREA < 11 ACRES): (LOT AREA - 10 ACRES) x 0.02 + 10,306.8 SF = 10,795 SF
  - AVERAGE LOT WIDTH (PROPOSED): 423 FT
- 155 MARVA OAKS DRIVE**
- APN: 072-061-050
  - ZONING: SCP-5: Special Conservation Planning-5 Acres
  - TOTAL LOT AREA (PROPOSED): 5.00 ACRES (217,805 SF)
  - ALLOWED PAVED AREA (5 ACRES < LOT AREA < 9 ACRES): 9,000 SF\*
  - AVERAGE LOT WIDTH (PROPOSED): 200 FT
- \*MAXIMUM PAVED AREA INCREASE TO 15,391 SF REQUESTED

**GROSS AVERAGE SLOPE CALCULATION (PROPOSED LOTS COMBINED)**

S <sub>g</sub> = 0.00229*(L)/(A)	
CONTOUR INTERVAL (I)	2 FT
COMBINED CONTOUR LENGTH (L)	83,312 LF
COMBINED LOT AREA (A)	15.56 ACRES (677,800 SF)
COMBINED GROSS AVERAGE SLOPE	24.5%

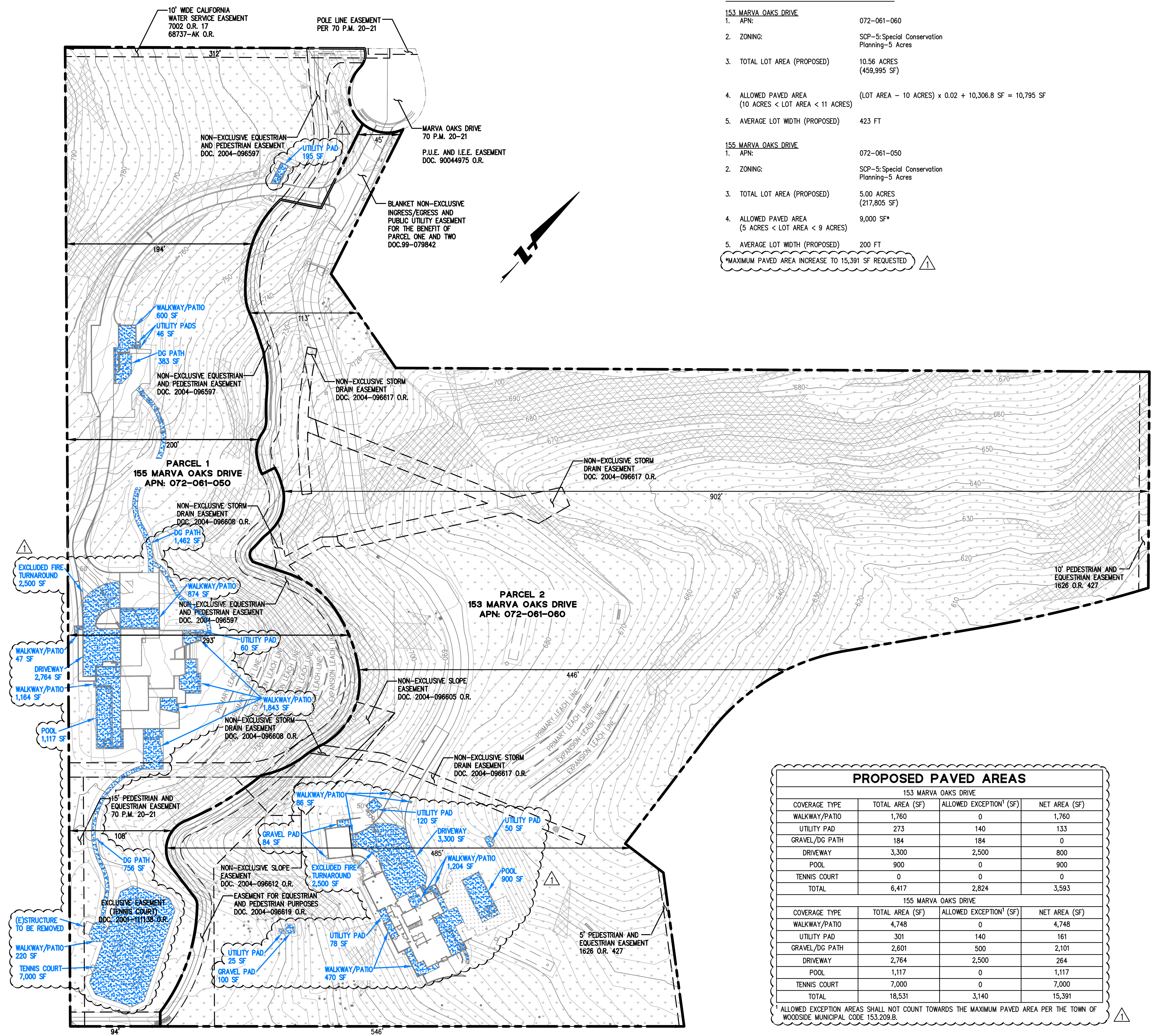
**MINIMUM NATURAL STATE CALCULATIONS (PROPOSED INDIVIDUAL LOTS)**

S <sub>n</sub> = 0.00229*(I)/(L <sub>n</sub> )/(A <sub>n</sub> )	
153 MARVA OAKS DRIVE	
CONTOUR INTERVAL (I)	2 FT
NET CONTOUR LENGTH (L <sub>n</sub> ) <sup>1</sup>	39,615 LF
TOTAL LOT AREA	459,995 SF
NET LOT AREA (A <sub>n</sub> ) <sup>1</sup>	8.63 ACRES (375,888 SF)
NET AVERAGE SLOPE	21.0%
MINIMUM NATURAL STATE AREA TO REMAIN <sup>2</sup>	55% (207,068 SF)
NATURAL STATE AREA	85.8% (322,565 SF)
155 MARVA OAKS DRIVE	
CONTOUR INTERVAL (I)	2 FT
NET CONTOUR LENGTH (L <sub>n</sub> ) <sup>1</sup>	18,034 LF
TOTAL LOT AREA	217,805 SF
NET LOT AREA (A <sub>n</sub> ) <sup>1</sup>	4.21 ACRES (183,234 SF)
NET AVERAGE SLOPE	19.6%
MINIMUM NATURAL STATE AREA TO REMAIN <sup>2</sup>	47.5% (87,036 SF)
NATURAL STATE AREA	58.0% (106,235 SF)

<sup>1</sup> NET AREA AND NET CONTOUR LENGTH EXCLUDES THE AREAS WITH SLOPES IN EXCESS OF 35%.  
<sup>2</sup> THE NET AVERAGE SLOPE OF THE NET LOT AREA IS USED TO DETERMINE THE REQUIRED MINIMUM NATURAL STATE AREA TO REMAIN. THERE ARE NO REQUIREMENTS FOR MINIMUM NATURAL STATE AREA TO REMAIN FOR SITES WITH NET AVERAGE SLOPES LESS THAN 12.5% PER THE TOWN OF WOODSIDE MUNICIPAL CODE 153.415.

**LEGEND:**

- AREA OF SLOPES GREATER THAN 35%
- NET NATURAL STATE AREA
- PAVED AREA
- EXCLUDED PAVED AREA
- AVERAGE LOT WIDTH MEASUREMENT



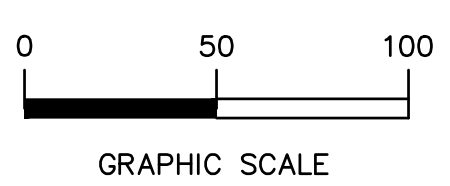
**PROPOSED PAVED AREAS**

153 MARVA OAKS DRIVE			
COVERAGE TYPE	TOTAL AREA (SF)	ALLOWED EXCEPTION <sup>1</sup> (SF)	NET AREA (SF)
WALKWAY/PATIO	1,760	0	1,760
UTILITY PAD	273	140	133
GRAVEL/DG PATH	184	184	0
DRIVEWAY	3,300	2,500	800
POOL	900	0	900
TENNIS COURT	0	0	0
TOTAL	6,417	2,824	3,593

155 MARVA OAKS DRIVE			
COVERAGE TYPE	TOTAL AREA (SF)	ALLOWED EXCEPTION <sup>1</sup> (SF)	NET AREA (SF)
WALKWAY/PATIO	4,748	0	4,748
UTILITY PAD	301	140	161
GRAVEL/DG PATH	2,601	500	2,101
DRIVEWAY	2,764	2,500	264
POOL	1,117	0	1,117
TENNIS COURT	7,000	0	7,000
TOTAL	18,531	3,140	15,391

<sup>1</sup> ALLOWED EXCEPTION AREAS SHALL NOT COUNT TOWARDS THE MAXIMUM PAVED AREA PER THE TOWN OF WOODSIDE MUNICIPAL CODE 153.209.B.



DRAWING NAME: \\bvf-r\vol14\2023\12349\_155\_Marva\_Oaks\ENG\Lot\_Line\_Adjustment.dwg  
 PLOT DATE: 05-04-23 PLOTTED BY: gaitd