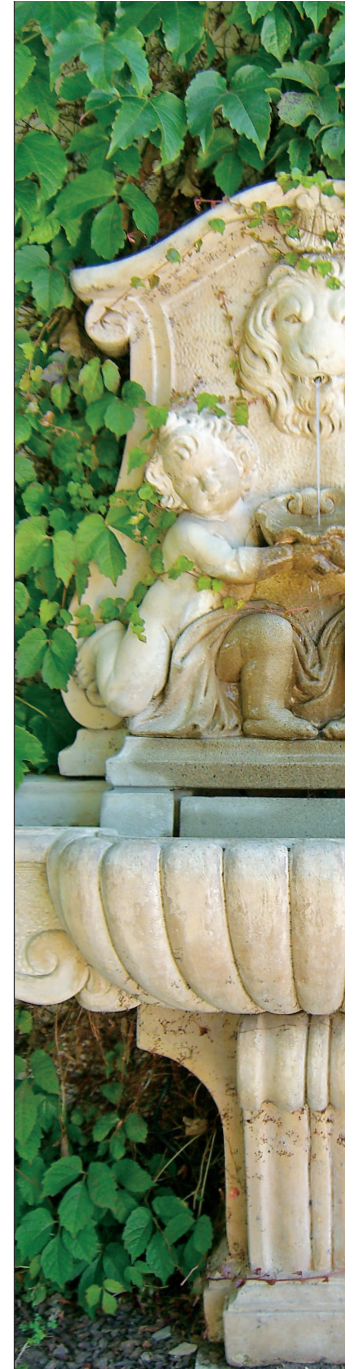


APPENDICES



SAN CARLOS
GENERAL PLAN



A P P E N D I X A

HAZARDOUS MATERIAL SITES



SITES WITH ACTIVE ENVIRONMENTAL CONTAMINATION IN SAN CARLOS

Site Name	Address	Database Listing(s)	Affected Media
Stewart Alsop	115 Dale Avenue	LUST, Cortese, HAZNET, San Mateo County BI	S/GW
Claremont High School	1400 Alameda de Las Pulgas	LUST	Uk
Shell Oil	500 El Camino Real	LUST	S/GW
San Carlos Tire and Car Clinic	260 El Camino Real	LUST, CA FID UST, SWEEPS UST, San Mateo County BI	S/GW
Auto Pride Car Wash	195 El Camino Real	LUST, RCRA-SQG, FINDS, HAZNET, Cortese, CA FID UST, San Mateo Co. BI, SWEEPS UST	GW
The Lighthouse	734 El Camino Real	LUST, SWEEPS UST	S/GW/SV
Unocal #293	90 El Camino Real	LUST, HAZNET, Cortese, HIST UST, SWEEPS UST	S/GW/SV
Garden Supply	803 Old County Road	LUST	S/GW
RMC-Reed Roofing	789 Old County Road	LUST, San Mateo BI	Uk
J. Wing Partners	939 Laurel Street	LUST, SLIC, HAZNET, Cortese	S/GW
Nielsen's Automotive, Inc.	888 El Camino Real	LUST, RCRA-SQG, FINDS, HAZNET, Cortese, San Mateo Co. BI, HIST UST, SWEEPS UST	S/GW
Carlos Cleaners	1000 Laurel Street	LUST, HAZNET, SLIC, San Mateo Co. BI, Drycleaners	Uk
Peninsula Laboratories	601 Taylor Way	LUST, SLIC, San Mateo Co. BI.	S/GW
RMC Lonestar	1026 Bransten Road	LUST	GW
Stop N' Go	980 El Camino Real	LUST, Cortese	S/GW/SV
Carey Property	580 Bragato Road	LUST	S/GW

SITES WITH ACTIVE ENVIRONMENTAL CONTAMINATION IN SAN CARLOS

Site Name	Address	Database Listing(s)	Affected Media
Norman & Elaine Strom	1008 Bransten Road	LUST, HAZNET, San Mateo Co. BI	Closure Pending
BP Oil #11201	906 Holly Street	LUST San Mateo Co. BI	GW
Bragato Paving	535 Bragato Road	LUST, HAZNET, San Mateo Co. BI	GW
B&H Technical Ceramics	306 Industrial Boulevard	LUST, Cortese	GW
Teigal Family Trust	495 Bragato Road	LUST	S/GW
Delta Star	270 Industrial Road	LUST, SLIC, HAZNET, Cortese, San Mateo Co. BI, EMI	Uk
Shell Oil Co.	1098 El Camino Real	LUST, RCRA-SQG, Cortese, San Mateo Co. BI, SWEEPS UST	S/GW
Matagrano, Inc.	610 Quarry Road	LUST, HAZNET	S/GW/SV
Olympian San Carlos	200 Industrial Boulevard	LUST, San Mateo Co. BI	S/GW
Liquid Carbonic Specialty Gas	767 Industrial Boulevard	LUST, CA WDS	Uk
BFI Waste Systems	225 Shoreway Road	LUST	GW
City of San Carlos	1113 Industrial Road	LUST, HAZNET, Cortese	GW
State Plumbing Supply	1000 American Street	LUST, Cortese, San Mateo Co. BI	GW
Beco Inc.	620 Airport Drive	LUST, HAZNET, San Mateo Co. BI, CA WDS, SWEEPS UST	Closure received
Eaton Cleaners and Dyers	1752-4 Laurel Street	LUST, SLIC	S/GW/SV
Goodyear #1693	290 El Camino Real	SLIC	S/GW

SITES WITH ACTIVE ENVIRONMENTAL CONTAMINATION IN SAN CARLOS			
Site Name	Address	Database Listing(s)	Affected Media
G N Renn, Inc.	833 Old County Road	SLIC, FINDS, EMI	Uk
Kelly More Paint Co.	919 Old Country Road	SLIC, SWEEPS UST, HIST UST	Uk
Peninsula Laboratories, Inc.	901 Taylor Way	SLIC, LUST, San Mateo Co. Bl.	S/GW
Circuits Facility	641 Quarry Road	SLIC, San Mateo Co. Bl.	Uk
Kelly More Paint Co.	1015 Commercial Street	SLIC, RCRA-SQG, FINDS, HAZNET, CERC-NFRAP, HIST UST, FTTS, CA WDS, SWEEPS UST, HIST FTTS, San Mateo Co. Bl	Uk
Tiegel Manufacturing Co.	495 Bragato Road	SLIC, San Mateo Co. Bl.	S/GW
Spencer Kellogg Industries	952 Bransten Road	SLIC	GW
301 Industrial Way	301 Industrial Way	SLIC, HAZNET, EMI	S
Liquid Carbonic Corp	767 Industrial Road	SLIC, HAZNET, Cortese, San Mateo Co. Bl.	GW
Litton Electron Devices	960 Industrial Boulevard	SLIC, CHMIRS, CA WDS	GW
Appert Facility Harris Corp	850 Bransten Road	SLIC, HIST UST	Uk
Home Depot	1000 Howard Street	SLIC	S

A P P E N D I X B

GLOSSARY AND ACRONYMS



This glossary explains the technical terms used in the City of San Carlos General Plan. Definitions come from several sources, including existing San Carlos codes, the California Office of Planning and Research and the American Planning Association Glossary of Zoning, Development and Planning Terms.

Glossary

Acreage, Gross

The land area that exists prior to any dedications for public use, health and safety purposes.

Acreage, Net

The portion of a site that can actually be built upon, which is the area remaining after dedication of ultimate rights-of-way for:

- Exterior boundary streets.
- Flood ways.
- Public parks and other open space developed to meet minimum standards required by City ordinance.
- Utility Easements and rights-of-way may not be counted as net acreage.

Action

An action is a program, implementation measure, procedure, or technique intended to help to achieve a specified goal. (See “Goal”)

Adverse Impact

A negative consequence for the physical, social, or economic environment resulting from an action or project.

Appropriate

An act, condition, or state that is considered suitable.

Archaeological Resource

Material evidence of past human activity found below the surface of the ground or water, portions of which may be visible above the surface.

Arterials

Major thoroughfares intended to serve as the major routes of travel within the city. Arterials are typically

larger roadways designed to gather traffic from the collector system and provide major connections between regional destinations, highway and freeway systems.

Bicycle Path (Class I facility)

A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Lane (Class II facility)

A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Route (Class III facility)

A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Bikeways

A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Best management practices

Management practices (such as nutrient management) or structural practices (such as terraces) designed to reduce the quantities of pollutants-- such as sediment, nitrogen, phosphorus, and animal wastes -- that are washed by rain and snow melt from farms.

CalVeg

A classification system of ecological subregions used by the U.S. Forest Service.

Capital Improvements Program

A Capital Improvements Program (CIP) is administered by a City. A CIP schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the General Plan.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (California Public Resources Code section 21000 et seq.) was passed in 1970, shortly after the Federal Government

passed the National Environmental Policy Act (NEPA). Under CEQA, projects are reviewed for the purpose of evaluating potential environmental impacts of new development to the State.

City

City with a capital “C” generally refers to the San Carlos city government or administration. City with a lower case “c” may mean any city or may refer to the geographical area of San Carlos (e.g. the city bikeway system).

City Limits

The legal boundaries of the geographical area subject to the jurisdiction of San Carlos’ City government. For example, development applications for properties located within the city limits are reviewed by the City.

Collectors

Intermediaries between arterials and local roads; collecting traffic from local roads and distributing it to the arterial system. Collector roadways also provide direct access to residential subdivisions as well as shopping

centers and industrial complexes, and should be spaced at quarter-mile to half-mile intervals.

Community Noise Equivalent Level (CNEL)

A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Compatible

Capable of existing together without conflict or ill effects.

Conditional Use Permit

The discretionary and conditional review of an activity, function or operation on a site or in a building or facility.

Cul-de-sac

A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end.

Cultural Resources

Includes historic, archaeological and paleontological resources, as well as human remains.

dB

Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear. The lowest volume a normal ear can detect under laboratory conditions is 0 dB, the threshold of human hearing. Since the decibel scale is logarithmic, 10 decibels are ten times more intense and 20 decibels are a hundred times more intense than 1 db.

dBa

The “A-weighted” scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness even though the noise is actually ten times more intense.

Dedication

The offer of land or easements for public use by an owner or developer of private land. Offers of dedica-

tion for roads, parks, school sites, or other public uses often are made conditions of approval of development by a city or county.

Dedication, In lieu of

Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per unit measurement of land, and referred to as in lieu fees or in lieu contributions.

Density

The amount of development on a property. (See also “Density, Residential” and “Floor Area Ratio”)

Density, Residential

The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan are expressed in dwelling units per gross acre. (See “Acres, Gross”)

Development

The physical extension and/or construction of land uses. Development activities may include: subdivision of land; construction or alteration of structures, roads,

utilities, and other facilities; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover.

Downtown

The Downtown is generally defined as Laurel Street from Holly Street to Arroyo Street, including properties west to Walnut Street and the Civic Center.

Dwelling Unit

The place of customary abode of a person or household which is either considered to be real property under State law or cannot be easily moved.

Element

California State Government Code Section 65302 requires each General Plan to contain seven separate “elements” that set goals, policies and actions for each mandated subject. Topics can sometimes be combined or included into other elements, as allowed by State law. Other elements are optional.

Environmental Impact Report (EIR)

A report required pursuant to the California Environmental Quality Act (CEQA) that assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts. (See “California Environmental Quality Act”)

Fault

A fracture in the earth’s crust that forms a boundary between rock masses that have shifted.

Floor Area Ratio (FAR)

The size of a building in square feet (gross floor area) divided by net land area, expressed as a decimal number. For example, a 60,000 square foot building on a 120,000 square-foot parcel would have a floor area ratio of 0.50. The FAR generally is used in calculating the building intensity of non-residential development.

Form Based Ordinance

Document regulating development to achieve a specific urban form by controlling physical form, with a

lesser focus on land use regulations presented in both diagrams and words, keyed to a regulating plan that designates the appropriate form and scale of development. It addresses the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

Floodplain, (100-year)

The area which has a one percent chance of being inundated during any particular 12-month period. The risk of this area being flooded in any century is 1 percent, but statistically, the risk is almost 40 percent in a 50-year period.

Gateway

An area located where a major street meets the city limits. It is a point along a roadway at which a pedestrian, motorist or cyclist gains a sense of having entered the city.

General Plan

A compendium of City policies regarding its long-term development, in the form of maps and accompanying

text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council. In California, the General Plan has seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Public Safety) and may include any number of optional elements.

Goal

A description of the general desired results that San Carlos seeks to create through the implementation of the General Plan. Goals are included in each element of the Plan and may include the key physical or community characteristics that the City and its residents wish to maintain or develop.

Groundwater

Water that exists beneath the earth's surface, typically found between saturated soils and rock, and is used to supply wells and springs.

Habitat

The physical location or type of environment in which an organism or biological population lives or occurs.

Household

All persons occupying a single dwelling unit.

Impact Fee

A fee charged to a developer by the City specific to the proposed development project, typically by number of units, square footage or acreage. The fee is often used to offset costs incurred by the municipality for infrastructure such as schools, roads, wastewater facilities, police and fire services, and parks.

Implementation

Actions, procedures, programs, or techniques that carry out policies.

Infill Development

Development that occurs on vacant or underutilized land within areas that are already largely developed.

Land Use

The occupation or utilization of an area of land for any human activity or purpose.

Land Use Designation

One specific category in a classification series of appropriate use of properties. A designation has an associated list of applied land use and management policies.

Level of Service Standard

A standard used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway.

Level of Service (LOS) for Traffic

A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay.

LOS A

A relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

LOS B

Describes a steady flow of traffic, with only slight delays in vehicle movement and speed.

LOS C

Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

LOS D

Designates the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.

LOS E

Represents traffic characterized by slow movement and frequent stoppages. This level of service is considered to be the limit of acceptable delay.

LOS F

Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration.

Local Agency Formation Commission (LAFCo)

A five- or seven-member commission within San Mateo County that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts and merger of districts with cities. San Mateo County's LAFCo is empowered to approve, disapprove or conditionally approve such proposals.

Local Street

Provides direct access to properties and connects travelers to collectors and arterials.

Manufactured Housing

Residential structures that are constructed entirely in the factory, and that since June 15, 1976, have been regulated by the federal *Manufactured Home Construction and Safety Standards Act of 1974* under the administration of HUD.

Mobile Home

A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit.

Modular Unit

A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units onsite into a structure for residential, commercial, educational, or industrial use. The modular unit differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (e.g. plumbing and energy conservation). Also called Factory Built Housing.

Mobile Home Park

A parcel of land under one ownership that has been planned and improved for the placement of two or more mobile homes for rental purposes for non-transient use.

Mixed Use

Any mixture of land uses, including mixtures of residences with commercial, offices with retail, or visitor accommodation with offices and retail. As distinguished from a single use land use designation or

zone, mixed use refers to an authorized variety of uses for buildings and structures in a particular area.

Parcel

A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Pedestrian-Oriented Design

An approach to architectural design intended to facilitate movement on foot in an area, as opposed to design that primarily serves automobile movement. Examples of pedestrian-oriented design include pathways following the most direct route from sidewalk to front door, continuous building streetwalls with shop windows, outdoor cafes, street trees and benches and with architectural enhancement in the first two floors that are at human scale.

Planning Area

The Planning Area is the land area addressed by the General Plan. The Planning Area does not lead to regulatory powers outside of the City limits. During the General Plan Update process, the City identified dis-

tinctive areas that have the greatest potential to experience land use changes and have specific policies and programs targeted towards them. The unincorporated land within the City of San Carlos will remain under the jurisdiction of the County of San Mateo unless annexed to the City. (See also Sphere of Influence)

Policy

A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an implementing action or program. (See "Action")

Sensitive Receptors

Uses sensitive to noise, odor, and particulate matter such as residential areas, hospitals, convalescent homes and facilities, and schools.

Specific Plan

Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed design and implementation of a defined portion of the area covered

by a General Plan. A Specific Plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s).

Sphere of Influence

Under State law, the term used for the area outside of the city limits which plans for the probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCo). (See also Planning Area)

Traffic Calming

Measures designed to reduce motor vehicle speeds and to encourage pedestrian use, including:

- narrow streets,
- tight turning radii,
- sidewalk bulbouts,
- parking bays,
- textured paving at intersections, and
- parkways between sidewalks and streets.

Unincorporated Area

Encompasses properties that are located outside of cities. Development in the unincorporated area is subject to County jurisdiction.

Use

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City zoning ordinance and General Plan land use designations.

Vehicle Miles Traveled

The sum of distances traveled by all motor vehicles in a specified system of highways for a given period of time.

Wastewater

Water that has already been used for washing, flushing, or in a manufacturing process, and therefore contains waste products such as sewage or chemical by-products.

Watershed

The land area extending from the topographic high points where water collects, such as ridges, down to the topographic low point where the area drains into a creek, river, bay, ocean, or other waterbody.

Zoning

The division of a City by ordinance or other legislative regulation into districts, or zones, which specify allowable uses for real property and size restrictions for buildings constructed in these areas; a program that implements the land use policies of the General Plan.

Zoning District

A designated area of the City for which prescribed land use requirements and building and development standards are or will be established.

Acronyms

ABAG	Association of Bay Area Governments
ADT	average daily traffic
AERA	Avigation Easement Review Area
AYSO	American Youth Soccer Organization

BAAQMD	Bay Area Air Quality Management District	DPM	diesel particulate matter
BART	Bay Area Rapid Transit	DTSC	California EPA, Department of Toxic Substances Control
BMP	best management practices	EIR	Environmental Impact Report
B-PAC	Bicycle and Pedestrian Advisory Committee	EOC	Emergency Operations Center
C/CAG	City/County Association of Governments	EPA	US Environmental Protection Agency
CAA	Clean Air Act	FAR	floor area ratio
CAAQS	California Ambient Air Quality Standards	FEMA	Federal Emergency Management Agency
CAL FIRE	California Department of Forestry and Fire Protection	GHG	greenhouse gas
CAP	Climate Action Plan	GPAC	General Plan Advisory Committee
CARB	California Air Resources Board	IPM	integrated pest management
CEQA	California Environmental Quality Act	LAFCo	Local Agency Formation Commission
CLUP	San Mateo Co. Comprehensive Airport/Land Use Compatibility Plan	Ldn	day-night average sound level
CNEL	Community Noise Equivalent Level	LEED	Leadership in Energy and Environmental Design
CO	carbon monoxide	Leq	equivalent sound level
CO _{2e}	carbon dioxide equivalent	Lmax	maximum sound level
Db	decibel	LOS	level of service
dBA	A-weighted decibels	MGD	million gallons per day
		MPROSD	Midpeninsula Regional Open Space District

APPENDIX B



MTBE	Methyl-tert-butyl-ether	SOI	sphere of influence
MTZ	mutual threat zone	SRDC	Shoreway Recycling and Disposal Center
Mw	Moment magnitude	SSO	sanitary sewer overflow
NAAQS	National Ambient Air Quality Standards	TAC	toxic air contaminant
NFPA	National Fire Protection Association	TDM	transportation demand measures
ng/m ³	nanograms per cubic meter	ug/m ³	micrograms per cubic meter
NIMS	National Incident Management System	USDA	United States Department of Agriculture
OES	Office of Emergency Services	USGS	United States Geological Survey
ONC	Office of Noise Control	V/C	volume to capacity ratio
PAH	polycyclic aromatic hydrocarbon	VHFSZ	very high fire severity zone
PCB	polychlorinated biphenyls	VMT	Vehicle miles traveled
PDA	priority development area	VTA	Santa Clara Valley Transportation Authority
PM10	particulate matter of 10 micrometers or less in size		
PM2.5	particulate matter of 2.5 micrometers or less in size		
ppb	parts per billion		
SBSA	South Bayside System Authority		
SBWMA	South Bayside Waste Management Authority		
SEMS	Standardized Emergency Management System		