



Urban Lot Split Submittal Requirements

Senate Bill 9 (SB9) (2021), updated by SB450 (2024)

Town of Woodside

2955 Woodside Road

Woodside, CA 94062

650.851.6790

www.woodsideca.gov

Prior to filing an application for an urban lot split, the owner, or their representative, shall consult with the Planning Department to determine the requirements necessary for an adequate review of the proposed parcel map. Following the consultation, the owner shall file a formal application with the Planning Department on a Town approved form prescribed for such purpose.

If there are any questions about the submittal requirements below, or to determine if certain requirements do not apply to a project with a limited scope, please contact the Planning Department at 650-851-6796.

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Submittal requirements for an Urban Lot Split application include:

- ☐ An application form signed by the property owner, or authorized agent, if accompanied by a letter signed by the property owner authorizing the agent to act on their behalf.
- ☐ Application fees and deposits per the Town Fee Schedule.
- ☐ **The Woodside Fire Protection District requires direct submittal of application documents and fees via its online portal. Please contact the Fire District at (650) 851-1594 for more information.**
<https://aca-prod.accela.com/WFPD/customization/common/home.aspx>. For Record Type, select "ASRB / ASCC Planning – Design Review or Pre-app Design Review."
☐ Please include verification of your submittal to Woodside Fire Protection District with your submittal package to Town of Woodside.

- ☐ Completed Urban Lot Split Eligibility Worksheet (Gov. Code §66411.7). ****Please see attached Urban Lot Split Eligibility Worksheet****
- ☐ 2 full-size physical sets of plans, 2 half-size physical sets, and 1 PDF electronic copy of the plans and associated documents (Application, Title Report, Urban Lot Split Eligibility Worksheet, etc.).
- ☐ A *parcel map* prepared by a licensed land surveyor or civil engineer authorized to practice land surveying containing the information set forth in Section 152.164 of the Municipal Code shown below.
- ☐ An urban lot split that meets the lot design requirements per the California Government Code ****Please see attached Urban Lot Split Eligibility Worksheet****
- ☐ A title report from a title company, dated within the last six months, giving the name of the owners and all easements and reservations of record affecting the land.
- ☐ Recorded documents for all easements, restrictions, and reservations of record affecting the land that are listed in the title report.
- ☐ Site Plan Exhibit detailing requirements shown below.
- ☐ A geotechnical report as prescribed by Section 152.123 of the Municipal Code.
- ☐ Will serve letters from all utility providers (water utilities, PG&E, and a communication provider) that will serve each newly created lot.
- ☐ Completed deed restriction form. ****Please see attached Deed Restriction Form****
- ☐ Completed owner occupancy affidavit form. The property owner affidavit shall state that all housing units on the lot proposed for demolition have not been occupied by a tenant within the previous three years from the date of application. ****Please see attached Affidavit Form****
- ☐ Materials necessary to verify that all proposed parcels located within the State Mapped Very High Fire Hazard Severity Zones, special flood hazard areas, and earthquake fault zones, and comply with current requirements for such areas.
- ☐ Materials necessary to verify that all existing buildings and structures will comply with Building Code and proposed buildings and structures meet required setbacks from all new lot lines.
- ☐ One complete set of traverse calculations in a form approved by the Town Engineer giving the coordinates and showing the mathematical closure and area calculations.
- ☐ Written consents of all existing easements holders.
- ☐ A guarantee of title or a letter from a title company certifying that the signatures of all persons whose consent is necessary to pass a clear title to the land being developed and all acknowledgments thereto appear on the proper certificates and are correctly shown on the *parcel map*, both as to consents to the making of such map and affidavits or dedications. Such guarantees shall be issued for the benefit of the Town and the protection of the Council and shall be continued complete up to the instant of the recordation of the *parcel map*.

Urban Lot Split Design Requirements:

The design of all lots included in urban lot splits shall be subject to the following:

- ☐ All urban lot splits shall result in the creation of lots which are capable of being developed with a residential unit, pursuant to the development standards for urban lot splits per the Government Code Section 66411.7, disregarding existing residential units and

structures. *Lots* shall not be configured in a way that cannot comply with the objective standards and all applicable requirements of public agencies, such as the Woodside Fire Protection District, County Department of Environmental Health, and any applicable sewer districts;

- ☐ Proposed lot lines shall be free of jogs in alignment, except where existing physical conditions and established property lines preclude the establishment of straight property boundaries, or such alignment would prohibit the creation of lots which are capable of being developed with a residential unit;
- ☐ Panhandle lots shall comply with all access requirements from the Town, Woodside Fire Protection District, and California Department of Transportation (Caltrans) if adjacent to a state highway; and,
- ☐ Notwithstanding California Government Code Section 66411.1, the Town shall not impose regulations that require dedications of rights-of-way or the construction of offsite improvements for the urban lot splits being created as a condition of issuing a *parcel map* for an urban lot split.

Parcel Map Requirements:

- ☐ *Parcel maps* shall be prepared by a licensed land surveyor or civil engineer authorized to practice land surveying and shall contain or be accompanied by the information set forth in this section. The *parcel map* shall be in full compliance with the requirements of this chapter and shall clearly show all details of the proposed urban lot split.
- ☐ The *parcel map* shall show the entire proposed development on one sheet, and to a scale determined by the Town Engineer or Planning Director with the following information:
 - ☐ The urban lot split number (include project number);
 - ☐ The scale, north point, and date of preparation;
 - ☐ The date of preparation and space for future revision dates and the north point, scale, and key map;
 - ☐ The name, address, and telephone number of the individual who prepared the parcel map and the registration or license number of the engineer or surveyor (signed and sealed);
 - ☐ The parcel map boundaries including proposed square footage and acreage of resulting urban lot split lots, to the nearest one-hundredth of a square foot and one thousandths of an acre. Town boundaries shall be indicated if they abut the proposed parcel map;
 - ☐ The location and size of the existing drainage facilities;
 - ☐ The lines of all easements, public and private, to which the lots are subject. The easements shall be clearly labeled and identified as to nature and purpose and, if already of record, their recorded reference given. Easements shall be denoted by fine dotted lines. Distances and bearings on the side lines of lots which are cut by easements shall be shown with the distance from a corner or angle point to the easement and the width of the easement along the lot line. The total length of the lot line and the exact location of the easement shall be clearly indicated. The width of the easements and the lengths and bearings of the lines shall be shown;
 - ☐ Any limitation on right of access or nonaccess strips or reserve strips to and/or from roads and lots and other parcels of land;

- ☐ Major natural features, such as: streams and stream corridors; earthquake faults and fault setbacks; wetlands and other environmentally sensitive areas;
- ☐ The names and numbers of adjacent subdivisions, showing the lot and block or assessor's parcel numbers of the adjoining lots and the names of the owners and parcel numbers of all adjacent lands;
- ☐ The existing and proposed public utility easements and their location and width;
- ☐ The lot lines, approximate dimensions of all lots, and the areas of each lot; and
- ☐ All required certificates outlined in Municipal Code Section 152.166 (shown below).
- ☐ The Town shall require the following when considering an application for a parcel map for an urban lot split:
 - ☐ Proposed lots have access to or provide access to a paved roadway within a public right-of-way (access from a private roadway to a public roadway is compliant); and
 - ☐ Proposed lots shall be at least 40 percent of the size of the existing parcel or 1,200 square feet, whichever is greater. Lot area is defined in Municipal Code Section 153.205(B).

Certificates to appear on Parcel Maps per the Municipal Code Section 152.166:

The following certificates and statements shall appear on *parcel maps*:

- ☐ *Owners' certificates.* A certificate signed and acknowledged by all parties having any record title interest in the real property, consenting to the preparation and recordation of the *parcel map*, including any dedication of interest in real property;
- ☐ *Town Clerk's certificate.* A certificate executed by the Town Clerk stating that the Town has approved the *parcel map* and has accepted, accepted subject to improvement, or rejected on behalf of the public any real property offered for dedication for public use;
- ☐ *Civil Engineer's or Land Surveyor's certificate.* A certificate executed in accordance with the requirements of the Subdivision Map Act;
- ☐ *Town Engineer's certificate.* A certificate executed in accordance with the requirements of the Subdivision Map Act;
- ☐ *Recorder's certificate.* A certificate executed in accordance with the requirements of the Subdivision Map Act; and
- ☐ *Geotechnical statement.* A statement on the title page of the *parcel map* indicating the date of the geotechnical report and the names of all persons involved in preparing the report and the location where the report is on file for public inspection.

Site Plan Exhibit Requirements per the Municipal Code Section 152.165:

A Site Plan Exhibit required with an urban lot split parcel map application shall include the following information:

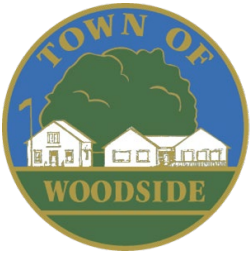
- ☐ Major natural features, such as: streams and stream corridors; trees; rock outcrops; natural vegetation; known landslides; earthquake faults and fault setbacks; wetlands; and, other environmentally sensitive areas;

- ☐ The location and an outline to scale of each existing building, structure, septic tank, and drainfield, noting whether or not each is to remain. The distances between all buildings and proposed property lines shall be shown;
- ☐ Existing equestrian pedestrian and bicycle adjacent to the *parcel map* boundaries, and their location(s) and width(s) dimension(s);
- ☐ The location and size of existing and proposed sanitary sewers, fire hydrants, gas and water lines, and power, telephone, and other public utilities. If sewage disposal is to be by septic tank and drainfield, the approximate locations of the drainfields, with 100 percent of the expansion area, shall be shown, as well as the locations of the percolation test holes and a copy of the test results for review and approval by County Department of Environmental Health;
- ☐ The location of areas subject to inundation or stormwater overflow and of all areas covered by water and the location, width, and direction of flow of all watercourses;
- ☐ The existing contours in the range of ten-foot intervals to a one-foot interval to produce one contour at least every 50 feet. The source of the topographical information shall be stated. The contour interval shall be uniform for the entire *parcel map*. If grading is proposed, the finished grades shall be clearly shown and supplementary cross sections showing the completed elevations of excavations and fills shall be provided. The quantity in cubic yards of cut and fill shall be stated. All grading shall be in conformance with the Town's site development provisions;
- ☐ The outlines of groves and orchards and approximate location of all individual trees having a trunk circumference of ten inches or greater (measured four feet about the ground level). Individual trees shall be shown within all areas where roads, driveways, utility easements, pathways, or buildings will occur. A tree loss count shall be provided; and,
- ☐ The outline, to scale, of a conforming building site, drainfield and the location and grade of the existing and proposed driveways for each proposed lot. This is to provide assurance that at least one conforming and adequate building site exists that can accommodate two residential units subject to the requirements in the Government Code Section 66411.7, as well as adequate driveway access.

The Planning Department will review the application to determine if it is complete or if more information is required based on the submitted materials.

All projects will be evaluated to determine if they are exempt or subject to the California Environmental Quality Act (CEQA). If the project is not exempt from CEQA, it is likely the Town will need additional information related to potential environmental impacts.

Contact Planning staff at the Planning Department (650) 851-6796 should you have any questions. Any referenced Woodside Municipal Code (WMC) sections can be searched/found by clicking on the "How Do I" pull down menu and selecting "View the Municipal Code" on the Town's website (www.woodsideca.gov).



Urban Lot Split Eligibility Worksheet

Senate Bill 9 (SB9) 2021, updated by SB450 (2024)

Town of Woodside

2955 Woodside Road

Woodside, CA 9406

650.851.6790

www.woodsideca.gov

This worksheet must be fully completed and included with an application for an Urban Lot Split development project. The completed worksheet will be utilized to determine eligibility for an SB9 urban lot split development project.

GOVERNMENT CODE §66411.7: URBAN LOT SPLITS

1. Property Address:
2. Assessor's Parcel Number (APN):
3. Owner/applicant name:
4. Current Parcel Zoning Designation:
5. Current waste management method (septic or sewer):
6. Size of the parcel subject to proposed split (square feet):
 - a. Size of resulting parcel #1 (square feet):
 - b. Proposed waste management method (septic or sewer) of resulting parcel #1:
 - c. Size of resulting parcel #2 (square feet):
 - d. Proposed waste management method (septic or sewer) of resulting parcel #2:
7. Number of units existing on the parcel (indicate whether owner or renter occupied for last three years):
 - a. Primary dwelling unit:
 - b. Accessory Dwelling Units (ADUs):
 - c. Junior Accessory Dwelling units (JADUs):
8. Number of existing units to be demolished:
9. If units are to be demolished:
 - a. Indicate whether other or renter occupied for last five years:
 - b. Income of existing tenant or last tenant in occupancy, if known:
10. Number and size of units being proposed on resulting parcel #1:
11. Number and size of units being proposed on resulting parcel #2:

REQUIRED CRITERIA PER GOV. CODE §66411.7

I. Parcel Location and Background		Yes/No/Comments?
A	66411.7(a)(1) The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.	
B	66411.7(a)(3)(A) The parcel is located within a single-family residential zone.	
C	66411.7(a)(3)(B) The parcel subject to the proposed urban lot split is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau. ¹	
D	66411.7(a)(3)(C) The parcel does <u>not</u> contain any of following (listed at Gov. Code § 65913.4(a)(6)((B), (C), (I), (J), (K)): ² i. Prime farmland, farmland of statewide importance, or land designated for agricultural protection by local voters; ii. Wetlands; iii. Lands designated for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan; iv. Habitat for species identified as candidate, sensitive, or species of special status by state or federal agencies, full protected species, or plant or animal species protected by state or federal law; and/or; v. Lands under conservation easement.	

¹ The Town of Woodside in conjunction with adjacent municipalities qualifies as an urban area/urban cluster per the U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates: ZCTA5 94062.

² Please refer to the referenced Government Code sections for more precise definitions of each of these categories.

I. Parcel Location and Background		Yes/No/Comments?
E	66411.7(a)(3)(C)³ If the parcel contains any of the following, the project conforms with the required measures to reduce hazards ((listed at Gov. Code § 65913.4(a)(6)(D) – (H)): i. High or very high fire hazard severity zone ii. Hazardous waste site iii. Earthquake fault zone iv. Flood hazard area subject to inundation by the 1 percent flood v. Regulatory floodway	
F	66411.7(a)(3)(D) The proposed urban lot split would <u>not</u> require demolition or alteration of any of the following types of housing: i. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income. ii. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power. iii. A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application. iv. Housing that has been occupied by a tenant in the last three years.	
G	66411.7(a)(3)(E) The parcel is <u>not</u> located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.	

³ Please refer to the referenced code sections for more precise definitions of each of these hazard categories and required mitigation. Provide a written response of the required mitigation standards utilized.

I. Parcel Location and Background		Yes/No/Comments?
H	66411.7(a)(3)(F) The proposed urban lot split does <u>not</u> require demolition or alteration of either of the following: i. A contributing structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a city or county ordinance. ii. An existing exterior structural wall of a structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a city or county ordinance.	
I	66411.7(a)(3)(G) The parcel has <u>not</u> been established through prior exercise of an urban lot split per Gov. Code §66411.7 (urban lot split).	
J	66411.7(a)(3)(H) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided in Gov. Code §66411.7 (urban lot split).	

II. Lot Split Impacts and Outcomes		Yes/No/Comments?
A	66411.7(a)(1) The lot split will result in no more than two new parcels.	
B	66411.7(a)(1) Each of the resulting parcels will constitute at least 40 percent of the lot area of the original parcel.	
C	66411.7(a)(2)(A) Both newly created parcels are no smaller than 1,200 square feet.	
D	66411.7(j) No more than two units are proposed on each lot, including ADUs and JADUs.	
E	66411.7(a)(3)(D) The lot split will <u>not</u> result in the demolition or alteration of affordable housing, rent-controlled housing, housing which has been removed from the rental market in the last 15 years by Government Code Section 7060 (Ellis Act), or housing that has been occupied by a tenant in the last 3 years. <u>Note:</u> The property owner must sign an affidavit (see attached) indicating whether or not the existing housing on the property has been occupied by a tenant in the last three years.	

II. Lot Split Impacts and Outcomes		Yes/No/Comments?
F	66411.7(f) The resulting lots are limited to residential uses.	
G	66411.7(h) Rental of any unit created pursuant to an urban lot split shall be for a term longer than 30 days.	
H	66300(d) If housing will be demolished, the project complies with the replacement housing provisions of the Housing Crisis Act of 2019.	
I	66411.7(g)(1) <i>Skip to next question if applicant is community land trust or qualified nonprofit corporation.</i> The applicant has submitted an affidavit stating that he/she/they intend to occupy one of the housing units as their principal residence for a minimum of three years from the date of approval of the urban lot split.	
J	The applicant has agreed to record a covenant restricting the units to residential uses; requiring that the units are rented only for a period longer than 30 days; and prohibiting the further subdivision of either of the resulting parcels using the procedures set forth in Cal. Government Code Section 66411.7.	

III. Objective Standards		Yes/No/Comments?
A	66411.7(b)(2) The lot split will conform to all applicable objective requirements of the Subdivision Map Act.	
B	66411.7(c)(1)-(3) The lot split will conform to all applicable objective zoning, subdivision, and design review standards so long as they do not physically preclude two units on each lot of 800 sf each and allow a setback of at least four feet from the rear and side property lines (or none if in an existing structure or new structure built to the same dimensions).	
C	66411.7(k) If adjacent or connected structures are proposed, the structures meet building code standards and are sufficient to allow separate conveyance.	
D	66411.7(e)(3) Parking. The project provides at least one off-street parking space per unit unless: i. The parcel is located within one-half walking distance of either a high-quality transit corridor, or major transit stop; or	

III. Objective Standards		Yes/No/Comments?
	ii. The parcel is located within one block of a car share vehicle.	
E	66411.7(e)(2) Access to Right-of-Way. Both of the resulting parcels will either have access to, provide access to, or adjoin the right-of-way.	

RECORDING REQUESTED BY:
THE TOWN OF WOODSIDE
Exempt from Fee Pursuant to
Government Code, Section 27383

WHEN RECORDED MAIL TO:
TOWN OF WOODSIDE
PLANNING DEPARTMENT
P.O. 620005
WOODSIDE, CA 94062

TOWN OF WOODSIDE

2955 Woodside Road

(650) 851-6790

Owner Occupancy Affidavit

STATE OF CALIFORNIA)
COUNTY OF SAN MATEO)

That I, _____ am the owner of the hereinafter described real property described as follows:

**ALL LANDS DESCRIBED IN SB9/SB450 URBAN LOT SPLIT APPLICATION NUMBER _____, PARCEL
MAP NUMBER _____ TOWN OF WOODSIDE RECORDS AND COMMONLY KNOWN AS APN
_____ OR _____, WOODSIDE, CALIFORNIA 94062, BEFORE
THE URBAN LOT SPLIT (EXHIBIT A, LEGAL DESCRIPTION) (the "Property").**

That I, in consideration of the ministerial approval of an SB9/SB450 Urban Lot Split, am required per California Government Code §66411.7(g)(1) to sign an affidavit stating that I intend to occupy one of the housing units generated by the urban lot split as my principal residence for a minimum of three years from the date of the approval of the urban lot split. In addition, I, in consideration of the approval of the SB9/SB450 Lot Split Application to divide a single, _____ zoned parcel into two _____ zoned parcels pursuant to the standards of Senate Bill 9 (2020) and Senate Bill 450 (2025), do hereby promise and agree that:

AS THE OWNER OF THE PROPERTY BEING ANALYZED FOR AN URBAN LOT SPLIT PURSUANT TO THE PARAMETERS OF CALIFORNIA GOVERNMENT CODE §65852.21 TO §66411.7, I INTEND TO OCCUPY ONE OF THE HOUSING UNITS GENERATED BY OR EXISTING ON THE LOT SPLIT AS MY PRINCIPAL RESIDENCE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF APPROVAL OF THE URBAN LOT SPLIT.

This Owner Occupant Affidavit shall ensure the benefit of and be enforceable by the Town of Woodside and may not be amended or rescinded at any time without the written consent of the Town of Woodside and the owner, or by state law that supersedes current Owner Occupant Affidavit requirements as required by the California Government Code. Amendment or rescission shall be recorded in the records of San Mateo County, California. This Owner Occupant Affidavit shall be binding on the owners that initiated the urban lot split, and shall be enforceable for three years from the date of the approval of the urban lot split.

Dated this _____ day of _____, 202__.

_____(Signature)

_____(Address)

Woodside, CA 94062

TOWN SURVEYOR'S ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN MATEO

On _____ before me, _____

Personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

Seal

RECORDING REQUESTED BY:
THE TOWN OF WOODSIDE
Exempt from Fee Pursuant to
Government Code, Section 27383
WHEN RECORDED RETURN TO:
TOWN OF WOODSIDE
PLANNING DEPARTMENT
P.O. 620005

WOODSIDE, CA 94062

SPACE ABOVE THIS LINE FOR RECORDER'S USE

OCCUPANCY, LAND USE AND DEVELOPMENT RESTRICTION AGREEMENT FOR URBAN LOT SPLIT

This OCCUPANCY, LAND USE AND DEVELOPMENT RESTRICTION AGREEMENT FOR SB 450 (2025) URBAN LOT SPLIT (the "Agreement") is entered into as of this ____ day of _____, 20__, by and between the TOWN of WOODSIDE, A MUNICIPAL CORPORATION (the "TOWN") and _____ ("Owner").

RECITALS

WHEREAS, Owner is the present owner of that certain real property located at _____, WOODSIDE, California, which is further described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); and,
WHEREAS, Government Code Section 66411.7 sets forth certain conditions on the subdivisions of parcels via urban lot splits and the use and occupancy of any dwelling units built thereon; and,
WHEREAS, on _____, the TOWN approved the Owner's application for a parcel map for a subdivision of the Property, subject to the terms and conditions of Government Code Section 66411.7 (the "Code"); and,
WHEREAS, this Agreement is the covenant recorded to satisfy the requirements of the Code.
NOW, THEREFORE, in consideration of the benefits received by the Owner and the public purposes served by Government Code Section 66411.7, the Owner and the TOWN agree as follows:

- A. Incorporation of Recitals. The foregoing recitals are incorporated into this Agreement by reference and made part of this Agreement.
- B. Agreement to Comply with Restrictions. In satisfaction of the Code conditions, the Owner hereby accepts the obligation to notice all future buyers and successors in interest of all conditions which apply to the Property.
- C. No Further Subdivision under Section 66411.7. The Property may not be further subdivided under the procedures outlined in Government Code Section 66411.7 or successor provisions.
- D. Previous Subdivision of Adjacent Parcels. Neither the owner of the parcel being subdivided nor any person acting in concert with the owner may subdivide an adjacent parcel using an urban lot split as provided for in Government Code 66411.7.
- E. Residential Uses Only. The Property shall be used for residential purposes only.
- F. Short-Term Rentals Prohibited. Any dwelling unit on the Property may only be rented for a period longer than thirty (30) days,
- G. Conformance with Code. All dwelling units located on the Property shall conform to the requirements of the Code, as of the date of the approval of the Subdivision of the Property. Because the restrictions contained in this Agreement memorialize a land use approval pursuant to the Code, the Code conditions and any additional conditions created by the Town as part of the Subdivision of the Property shall continue to apply to the Property, even if this Agreement is terminated or removed from title following a foreclosure.
- H. Cooperation Required. The Owner agrees to fully cooperate with the TOWN in promptly providing all information requested by the TOWN to assist the TOWN in monitoring Owner's compliance with this Agreement.

- I. Rights Appurtenant. The TOWN and the Owner hereby declare their express intent that the covenants and restrictions of this Agreement shall run with the land, and shall pass to and be binding upon all parties having any interest in the Property, including all successors in title to the Property. Each and every contract, deed, lease or other instrument covering, conveying or otherwise transferring the Property or any interest therein, as the case may be, shall conclusively be held to have been executed, delivered and accepted subject to this Agreement regardless of whether the other party or parties to such contract have actual knowledge of this Agreement.
- J. Enforcement. Any violation of this deed restriction is a violation of Government Code Section 66411.7. The TOWN may enforce the provisions hereof through any proceedings at law or in equity.
- K. No Waiver. No delay or omission in the exercise of any right or remedy of the TOWN upon any default by Owner shall impair such right or remedy or be construed as a waiver. The TOWN's failure to insist in any one or more instance upon the strict observance of the terms of this Agreement shall not be considered a waiver of the TOWN's right thereafter to enforce the provisions of the Agreement. The TOWN shall not waive its rights to enforce any provision of this Agreement unless it does so in writing, signed by an authorized agent of the TOWN.
- L. Amendments in Writing. This Agreement may not be amended except by a written agreement executed by TOWN and Owner.
- M. TOWN Approval. The TOWN Manager or designee is authorized on behalf of the TOWN to deliver any approvals or consents that this Agreement requires.
- N. Notice. All notices required under this Agreement shall be sent by certified mail, return receipt requested, express delivery service with a delivery receipt, or personal delivery with a delivery receipt and shall be deemed to be effective as of the date received, the date delivery was refused, or the date returned as undeliverable as indicated on the return receipt as follows:

To the Owner:

At the address of the Property.

To the Town of Woodside :

Town of Woodside

P.O. Box 620005 Woodside CA 94062

Attn: Planning Director

The parties may subsequently change addresses by providing written notice of the change in address to the other parties in accordance with this Section.

- O. Severability. If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions contained in this Agreement, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
- P. Multiple Originals; Counterparts. This Agreement may be executed in multiple originals, each of which is deemed to be an original, and may be signed in counterparts.

IN WITNESS WHEREOF, the parties have executed this Agreement on or as of the date first written above.

CITY/COUNTY:

OWNER:

CITY/COUNTY OF _____

Print Name

By: _____

Name: _____

Its: _____

By: _____

Sign as appears on deed

APPROVED AS TO FORM:

By: _____

Name: _____

Its: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On the _____ before me, _____ a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Name: _____
(Typed or Printed)

(Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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(Seal)

[EXHIBIT A]

[Attach Legal Description]