

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

DATE: August 24, 2022

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Resource Management Permit and Grading Permit, and adoption of a Mitigated Negative Declaration, to construct a new single-family dwelling, accessory structures, and associated improvements, on a legal 1.476-acre parcel at 12660 Williams Ranch Road in the North Skyline area of unincorporated San Mateo County. The project includes 1,400 cubic yards of grading and the removal of seven (7) regulated trees. The project is located within the State Highway 84/La Honda Road County scenic corridor.

County File Number: PLN 2017-00369 (Sin)

PROPOSAL

The applicant is seeking a Resource Management Permit and a Grading Permit to build a new two-story single-family residence of 5,865 sq. ft. (2,728 sq. ft. 1st floor and 3,137 sq. ft. 2nd floor), with an attached three-car garage of 759 sq. ft., an attached two-story pool cabana of 791 sq. ft. (428 sq. ft. upper floor and 363 sq. ft. lower floor), a pool, new septic system, and associated alterations to the driveway and flatwork on a legal 1.476-acre parcel at 12660 Williams Ranch Road in the unincorporated North Skyline area of the County; the existing single-family dwelling will be demolished. Four 5,000-gallon water tanks are proposed for fire protection purposes.

The project involves 800 cubic yards (c.y.) of cut and 600 c.y. of fill. Overall, eighteen (18) trees are proposed for removal due to their location within the footprint of development and grading, seven (7) of which have a circumference larger than 55 inches and therefore are considered significant trees regulated under the Resource Management (RM) District regulations. The seven (7) significant regulated trees include six coast live oaks (20-inch, 30-inch, 30-inch, 30-inch, 30-inch, and 33-inch Diameter at Breast Height (DBH) and one coast redwood (28-inch DBH). An additional four (4) trees (one California bay, two Monterey pines, and one white pine) proposed for removal are exempt from permitting under the County's Emergency Hazardous Tree Exemption. The remaining seven trees proposed for removal are less than 55 inches in circumference and therefore removal is not regulated by the County.

The impervious surface on the lot will increase from 5,266 sq. ft. to 12,593 sq. ft. as a result of the proposed development. The project is within the San Mateo County State

Highway 84/La Honda Road County scenic corridor. The proposed development will be served by an existing private onsite water well and a new private septic system. Access will continue to be provided off of Williams Ranch Road via a modified private driveway.

RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Resource Management Permit and Grading Permit, County File Number PLN 2017-00369, by making the required findings and adopting the conditions of approval included as Attachment A of the project staff report.

SUMMARY

The project is located on a 1.476-acre parcel zoned Resource Management that currently contains a single-family dwelling within the unincorporated North Skyline are of San Mateo County. The project proposes to demolish the existing single-family dwelling and construct a new single-family dwelling in its place.

A single-family dwelling, accessory structures, and associated improvements are allowed in the RM District subject to the issuance of a RM permit and must comply with the applicable development standards and criteria contained in Chapter 20A and Chapter 20A.2, respectively, of the County Zoning Regulations. As discussed in the project staff report, the project complies with all applicable zoning and development standards of the RM Zoning District.

Additionally, the project, as proposed and conditioned, conforms to the applicable General Plan policies, including but not limited to those related to sensitive habitats, grading and tree removal, visual quality, and hazards.

An Initial Study and Mitigated Negative Declaration (MND) were prepared and circulated for review from May 4, 2022 to May 23, 2022. No comments were received during the public review period. Mitigation measures have been included as conditions of approval in Attachment A to the staff report.

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

DATE: August 24, 2022

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Resource Management Permit, pursuant to Section 6313 of the County Zoning Regulations, a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, and adoption of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to construct a new single-family dwelling, accessory structures, and associated improvements on a legal 1.476-acre parcel at 12660 Williams Ranch Road in the North Skyline area of unincorporated San Mateo County. The project includes 1,400 cubic yards of grading and the removal of seven (7) regulated trees. The project is located within the State Highway 84/La Honda Road County scenic corridor.

County File Number: PLN 2017-00369 (Sin)

PROPOSAL

The applicant is seeking a Resource Management Permit and a Grading Permit to build a new two-story single-family residence of 5,865 sq. ft. (2,728 sq. ft. 1st floor and 3,137 sq. ft. 2nd floor), with an attached three-car garage of 759 sq. ft., an attached two-story pool cabana of 791 sq. ft. (428 sq. ft. upper floor and 363 sq. ft. lower floor), a pool, new septic system, and associated alterations to the driveway and flatwork on a legal 1.476-acre parcel at 12660 Williams Ranch Road in the unincorporated North Skyline area of the County; the existing single-family dwelling will be demolished. Four 5,000-gallon water tanks are proposed for fire protection purposes.

The project involves 800 cubic yards (c.y.) of cut and 600 c.y. of fill. Overall, eighteen (18) trees are proposed for removal due to their location within the footprint of development and grading, seven (7) of which have a circumference larger than 55 inches and therefore are considered significant trees regulated under the Resource Management (RM) District regulations. The seven (7) significant regulated trees include six coast live oaks (20-inch, 30-inch, 30-inch, 30-inch, 30-inch, and 33-inch Diameter at Breast Height (DBH) and one coast redwood (28-inch DBH). An additional four (4) trees (one California bay, two Monterey pines, and one white pine) proposed for removal are exempt from permitting under the County's Emergency Hazardous Tree Exemption. The remaining seven trees proposed for removal are less than 55 inches in circumference and therefore removal is not regulated by the County.

The impervious surface on the lot will increase from 5,266 sq. ft. to 12,593 sq. ft. as a result of the proposed development. The project is within the San Mateo County State Highway 84/La Honda Road County scenic corridor. The proposed development will be served by an existing private onsite water well and a new private septic system. Access will continue to be provided off of Williams Ranch Road via a modified private driveway.

RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Resource Management Permit and Grading Permit, County File Number PLN 2017-00369, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner; SBurlison@smcgov.org

Applicant: Natsumi P. Inoue, Architect, Modern House Architects

Owner: Simon Sin

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing was posted in a newspaper (San Mateo Times) of general public circulation on August 13, 2022.

Location: 12660 Williams Ranch Road, North Skyline area

APN: 078-120-050

Size: 1.476 acres

Existing Zoning: Resource Management (RM)

General Plan Designation: Open Space, Rural

Sphere-of-Influence: None

Williamson Act: Not under contract

Existing Land Use: Single-family residence

Water Supply: Existing private domestic well

Sewage Disposal: Existing private septic system to be demolished for a new septic system to accommodate the proposed development.

Flood Zone: Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0385E effective October 12, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration (MND) were prepared and circulated for review from May 4, 2022 to May 23, 2022. As of the publication of this report, no comments were received. Mitigation measures have been included as conditions of approval in Attachment A.

Setting: The legal 1.476-acre parcel is located along Williams Ranch Road between La Honda Road and Skyline Boulevard. The parcel is located within a rural area with similarly sized or larger parcels that are undeveloped, developed with single-family residences, and/or support agricultural improvements. Directly south of the parcel is a 134.69-acre parcel within an agricultural preserve, and several other large parcels within agricultural preserves are located south of the subject parcel.

Chronology:

<u>Date</u>	<u>Action</u>
September 5, 2017	- Application submitted, PLN 2017-00369.
May 6, 2022	- Application deemed complete.
May 4, 2022	- Start of Initial Study (IS) and Mitigated Negative Declaration (MND) comment period.
May 23, 2022	- End of IS/MND comment period.
August 24, 2022	- Planning Commission hearing.

DISCUSSION

A. KEY ISSUES

1. Compliance with County General Plan

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*), Policy 1.24 (*Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*), Policy 1.25 (*Protect Vegetative Resources*), and Policy 1.27 (*Protect Fish and Wildlife Resources*) seek to regulate land uses and development activities to protect vegetative, water, fish and wildlife resources.

The subject 1.476-acre parcel is located in an area where both agriculture and rural residential uses are present. The parcel consists of moderate to steep slopes and dense tree coverage that surrounds an existing single-family dwelling. According to a review of the California Natural Diversity Database (CNDDDB), there are no special-status plants or animal species identified on the project site. However, the site is located in close proximity to two locations where the San Francisco garter snake (SFGS), a listed species under the Endangered Species Act, has been identified. Therefore, it is possible that the SFGS could navigate through the subject parcel to travel from one habitat to another. Staff is recommending Mitigation Measure 5 from the Mitigated Negative Declaration (MND) as a condition of approval. This mitigation measure requires that a pre-construction survey be conducted by a qualified biologist and if suitable SFGS habitat is identified, that the biologist recommend appropriate mitigation measures to be followed throughout construction.

The project does propose to remove seven (7) trees defined as significant (over 55-inches in circumference) and regulated under the Resource Management (RM) District regulations. These seven (7) regulated trees consist of six coast live oaks (20-inch, 30-inch, 30-inch, 30-inch, 30-inch, and 33-inch Diameter at Breast Height (DBH) and one coast redwood (28-inch DBH). One California bay (16-inch DBH), two Monterey pines (each 20 inches DBH), and one white pine (28-inch DBH) proposed for removal are exempt from permit under the County's Emergency Hazardous Tree Exemption. Seven (7) additional trees proposed for removal, including one coast live oak (16-inch DBH), one American elm (14-inch DBH), one coast redwood (14-inch DBH), two purple leaf plums (each 14-inches DBH) and two blue spruce (10-inch, 14-inch DBH) are not regulated by the County because they are less than 55-inches in circumference. None of the trees proposed for removal are considered heritage under the County's Heritage Tree Ordinance (Section 11,050(g)).

The Development Review Criteria of the RM District prohibits the removal of trees with a circumference of more than 55 inches (measured at 4.5 feet above ground), except as may be required for development permitted under the Zoning Regulations, among other reasons (Section 6324.2(j)). The RM District allows single-family residential development subject to the issuance of an RM Permit. Furthermore, staff is recommending Mitigation Measures 6 and 7 from the MND as conditions of approval which require a 1:1 tree replacement ratio, minimum 15-gallon size stock of native and/or drought-tolerant species and non-invasive, for the (seven) regulated trees proposed for removal and a Tree Protection Plan be included as part of the building permit submission, respectively. Additionally, prior

to building permit issuance County staff will conduct a pre-site inspection to ensure that the approved tree protection measures are installed.

b. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) seek to regulate development to minimize soil erosion and sedimentation.

The project is proposed in the location where a single-family dwelling (to be demolished) currently exists, however, the project does propose 800 cubic yards (c.y.) of cut and 600 c.y. of fill to accommodate expanded redevelopment including house and pool, driveway and sitework. The applicant has submitted an erosion control plan that includes construction management measures to minimize soil erosion and sediment from the project site, including the use of fiber rolls around the perimeter of construction, as well as Best Management Practices (BMPs) for erosion control.

Furthermore, staff is recommending Mitigation Measures 12 and 13 from the MND as conditions of approval to prohibit grading during the wet season (October 1 through April 30) to avoid the increased potential for soil erosion (unless an Exception to the Winter Grading Moratorium is granted by the Community Development Director) and to require the erosion control plan be included as part of the building permit plan set.

c. Visual Quality

Policies 4.15 (*Appearance of New Development*), 4.24 (*Rural Development Design Concept*), 4.25 (*Location of Structures*), 4.29 (*Trees and Vegetation*), 4.30 (*Landscaping and Screening*), and 4.31 (*Public Utilities*) seek to protect the natural visual character and quality of scenic areas by regulating the appearance of new development to promote good design, site relationship, and other aesthetic considerations, such as tree preservation except where removal is required for approved development or safety, minimizing grading operations, placing utilities underground, and installing landscaping that provides a smooth transition between development and adjacent forested areas.

The project parcel fronts Williams Ranch Road with a downward slope to the location of the existing single-family dwelling. The edge of the

parcel consists of mature tree coverage with an open area in the middle where the existing single-family dwelling is located. The proposed residence will be located downhill of Williams Ranch Road and uphill of Old La Honda Road. As mentioned in Section A.1.a above, a total of seven (7) significant trees are proposed for removal and require an RM permit due to their size, which the applicant is seeking under the subject permit. The trees proposed for removal are the minimum necessary to accommodate the proposed development as these trees are within the footprint of proposed development (including building, driveway and utilities) or will be substantially impacted by proposed grading. None of the trees proposed to be removed are located adjacent to Old La Honda Road.

As mentioned in Section A.1.b above, a total of 1,400 c.y. of grading is proposed to implement the project, including modification and elongation of the existing driveway off of Williams Ranch Road, the new residence, and associated site improvements. Grading is confined to the immediate project area and limited to that necessary to construct the proposed development. Utilities are proposed to be underground, and landscaping is proposed in disturbed areas to create a smooth transition between the residential development and the adjacent surrounding natural vegetation.

d. Historical and Archaeological Resources

Policy 5.20 (*Site Survey*) and Policy 5.21 (*Site Treatment*) require that the applicant take appropriate precautions to avoid damage to historical and archaeological resources.

The project was referred to the California Historical Resources Information System Northwest Information Center of Sonoma State University (CHRIS) to determine the site's potential for cultural or historical resources. CHRIS determined that there was a low potential for unrecorded Native American resources to be present in the proposed area. Nevertheless, staff is recommending MND Mitigation Measures 8, 9, 15, and 16 to ensure that in the unlikely case that cultural and/or Native American resources are discovered, they are treated appropriately and evaluated by the appropriate professionals. Staff also consulted the Tamien Nation regarding the project pursuant to the AB 52 consultation process. The Tamien Nation requested minor modifications to Mitigation Measures 8, 9, 15, and 16 to ensure that should any unknown resources be discovered during the course of construction, the Tamien Nation tribal cultural values and resources are appropriately protected. The requested modifications were incorporated into the mitigation measures.

e. Rural Land Use

Policy 9.23 (*Land Use Compatibility in Rural Lands*), Policy 9.24 (*Determining Appropriate Development Densities for the Rural Lands*), and Policy 9.42 (*Development Standards for Land Use Compatibility in General Open Space Lands*) seek to encourage land use compatibility to maintain the scenic and harmonious nature of the rural lands; allocate appropriate densities for parcels through the analysis of resources, hazards, availability of services, and land use patterns; locate development in areas of the parcel which cause the least disturbance to scenic resources and best retain the open space character of the parcel; and where possible, locate development in areas that are free from hazardous conditions, including steep slopes and unstable soils.

The parcels in the immediate area of the project parcel are a mixture of single-family dwellings on parcels of over an acre, agriculture, and vacant land. An Initial Study and Mitigated Negative Declaration (Attachment E) has been prepared for the project which concludes that the project is not expected to damage or destroy any environmental resources (i.e., aesthetics, agriculture or forest lands, biological, cultural, mineral, etc.).

f. Water Supply

Policies 10.15 (*Water Suppliers in Rural Areas*) and 10.25 (*Efficient Water Use*) consider water systems and wells as appropriate water supply in rural areas and encourage efficient use of water supplies through effective conservation methods such as water conservation devices.

The project will utilize an existing domestic well on the parcel that currently serves the existing single-family dwelling that will be demolished and replaced with the new development. Environmental Health Services has reviewed and conditionally approved the project requiring, among other conditions, that prior to issuance of a building permit the applicant provide a pump test and qualitative test for the existing well to ensure it meets minimum drinking water standards. Additionally, the project proposes irrigation in compliance with the County's Water Efficient Landscape Ordinance, which promotes efficient water use for landscape areas.

g. Wastewater

Policies 11.10 (*Wastewater Management in Rural Areas*) and 11.12 (*Adequate Lot Sizes for Septic Tanks*) consider appropriate wastewater systems in rural areas such as sewage systems for rural service centers as well as septic systems for individual parcels.

The project will utilize a new private septic system proposed for the project, as sewer service is not available for this parcel. County Environmental Health Services has reviewed the proposed project and provided conditional approval for the new septic system with regard to location, sizing, and percolation rates.

h. Natural Hazards

The project complies with the applicable natural hazard policies to ensure safety and reduce hazardous conditions, as discussed below:

(1) Geotechnical

Policies 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) and 15.21 (*Requirement for Detailed Geotechnical Investigations*) seek to avoid siting structures in areas where they are jeopardized by geotechnical hazards; avoiding construction in steeply sloped areas (generally above 30%), unless appropriate structural design measures are incorporated to ensure safety and reduce hazardous conditions; and to require geotechnical investigation for development projects that may be located in an area of geotechnical hazard.

According to a site-specific Engineering Geologic and Geotechnical Investigation Report (Report) prepared by Murray Engineers (October 2017), the proposed development would be located on an area of clayey colluvial soil that is moderately to highly expansive. According to Murray Engineers, the site may also be prone to shallow landsliding and/or erosional sloughing due to prior grading and its location within the limits of a large older landslide complex. However, Murray Engineers concluded that similar landslide features are generally considered to be stable under current climatic conditions by geologists working in the area. Therefore, Murray concluded that risk of significant impact to develop is low. Overall, assuming that the recommendations from the Murray report are implemented, the site is suitable for the proposed development. Additionally, the project will be required to comply with all seismic design criteria

of the current California Building Code. The plans and geotechnical report have been reviewed and conditionally approved by the County Geotechnical Section.

(2) Fire

Policies 15.27 (*Appropriate Land Uses and Densities in Fire Hazard Areas*), 15.28 (*Review Criteria for Locating Development in Fire Hazard Areas*), 15.30 (*Standards for Water Supply and Fire Flow for New Development*), 15.31 (*Standards for Road Access for Fire Protection Vehicles to Serve New Development*), and 15.34 (*Vegetative Clearance Around Structures*) require development in hazardous fire areas to be reviewed for adequate building materials, access, brush clearance from structures, fire flows, and water supplies.

According to the Fire Hazard Severity Zone Maps from the California Department of Forestry, the project parcel is within a Moderate Fire Hazard Severity Zone, State Responsibility Area. The project plans have been reviewed by San Mateo County Fire and conditionally approved for ignition resistant construction and materials, acceptable slope and driveway material, adequate fire flow and water supply, and compliance with conditions of approval.

2. Compliance with County Zoning Regulations

The subject parcel is located within the Resource Management (RM) Zoning District. A single-family dwelling, accessory structures, and associated improvements are allowed in the RM District subject to the issuance of a RM permit and must comply with the applicable development standards and criteria contained in Chapter 20A and Chapter 20A.2, respectively, of the County Zoning Regulations, as discussed below.

a. RM Development Standards (Chapter 20A)

The proposed development is in compliance with the minimum required standards of the RM District as illustrated in Table 1:

Table 1 RM District Standards		
	Required	Proposed
Minimum Setbacks	Front: 50 ft. Sides: 20 ft. Rear: 20 ft.	Front: 54 ft. Sides: 42 ft. (l) and 75 ft. (r) Rear: 166 ft.
Maximum Height	36 ft./3 stories	31.6 ft./2 stories
Covered Parking	2 spaces	3 spaces

b. RM Development Criteria (Chapter 20A.2)

- (1) Section 6324.1 (*Environmental Quality Criteria*) seeks to conserve energy resources, comply with air pollution emission standards; minimize grading, landscape alterations, changes in vegetative cover; avoid the use or creation of noxious odors, and/or long-term noise levels.

The project will be subject to compliance with the mandatory requirements of CalGreen, California Building Code, and California Energy Code. Additionally, grading operations and tree removal will be limited to that necessary to implement the project. The Mitigated Negative Declaration (MND) includes mitigation measures for ensuring air pollution emissions standards set forth by the Bay Area Air Quality Management District are not exceeded throughout construction of the project, when the potential for air quality impacts will be the greatest. The project will generate short-term noise associated with grading and construction activities; however, such noises will be temporary and regulated by the County's Noise Ordinance. Long-term noise impacts generated by the project are expected to be minimal given the development is a single-family residence replacing an existing single-family residence. Additionally, exterior activities associated with the single-family residential use (i.e., driveway/garage, patio/pool area) will be insulated from neighboring residences by existing trees, along with the design and orientation of the proposed buildings. Furthermore, as a single-family residential use, the project will not generate objectionable odors.

- (2) Section 6324.2 (*Site Design Criteria*) seeks to ensure development fits into the existing environment by minimizing light and glare, grading and tree removal; using colors and materials that blend with the existing landscape; ensuring development does not substantially detract from the scenic or visual quality of the County; and demonstrating that

development will not contribute to the instability of the parcel or adjoining lands.

Existing topography and trees will help screen and minimize any proposed development impacts on the rural character of the area. A majority of the project will be screened from surrounding views by existing topography, tree coverage, and distance of development to neighboring properties and roadways. New light sources and glare from the proposed development could generate potential adverse impacts along the rear side of the development where there is a large open area where the proposed septic system will be located. However, staff is recommending Mitigation Measure 1 from the MND as a condition of approval to ensure any proposed lighting is designed and located to confine rays to the subject property.

As discussed in Sections A.1.b and A.1.c of this report, grading and tree removal is limited to that necessary to implement the proposed project in compliance with all applicable codes and standards set forth by the Planning Division, Building Inspection Section, Department of Public Works, Geotechnical Section, Environmental Health Services, and San Mateo County Fire Department. Furthermore, see Section A.1.h(1) of this report for staff's discussion of slope stability hazards on the project site.

The proposed project consists of a single-family residence, attached garage, pool house, pool, and associated improvements. The residence will stand 31.6 feet in height from the maximum height of the second story to the lower pool terrace. Exterior building materials and colors include white oak wood finish, tan stucco, and a metal roof (color weathered graphite gray zinc). Additionally, a limestone finish will be used for an outdoor patio, and powder coated gray steel trellises. Staff is recommending Mitigation Measure 2 as a condition of approval to require all exterior materials and/or color finishes be non-reflective.

- (3) Section 6324.3 (*Utilities*) requires an adequate local water supply and suitable septic system be available to serve the proposed development.

See staff's discussion in Section A.1.f. and A.1.g. Furthermore, the project includes new electrical utility lines that will be undergrounded from the nearest existing utility pole.

- (4) Section 6324.4 (*Water Resources Criteria*) seeks to ensure waste does not contaminate water resources, compliance with discharge requirements established by the Regional Water Quality Control Board, minimal impact on hydrologic processes, reduction in erosion to the maximum extent possible, and management of vegetative cover.

The project is required to comply with the County's Drainage Policy requiring post-construction stormflows to be at, or below, pre-construction flow rates. Additionally, the project must include Low Impact Development (LID) site design measures in compliance with Provision C.3.i of the County's Municipal Regional Stormwater Permit as the project is a standalone residence that would introduce an additional 7,327 sq. ft. of new impervious surface, in addition to the 5,266 sq. ft. of impervious surface replaced. To comply with these standards the project proposes to direct roof, driveway, and patio runoff to vegetated areas. The County Department of Public Works and the County Drainage Section have reviewed and conditionally approved the proposed project for drainage compliance.

- (5) Section 6324.5 (*Cultural Resources*) requires appropriate survey(s) by a qualified professional when there is a substantial indication that an archaeological or paleontological site exists within a project area.

See staff's discussion in Section A.1.d of this report for discussion on project compliance.

- (6) Section 6324.6 (*Hazards to Public Safety Criteria*) prohibits development in areas of hazard, including fire and landslide, unless determined it will not be harmful to the health, safety, or welfare of residents, property owners, or the community at large.

See staff's discussion in Section A.1.h. of this report regarding slope stability/landslide and fire hazards relevant to the project.

3. Compliance with County Grading Regulations

In order to approve a grading permit for 800 cubic yards of cut and 600 cubic yards of fill, the Planning Commission must make the following findings pursuant to Section 9290 of the San Mateo County Ordinance Code:

- a. The granting of the permit will not have a significant adverse effect on the environment.

The proposed grading is necessary to implement the project. An Initial Study and Mitigated Negative Declaration have been prepared and circulated for public review. Staff has concluded that the project, with the recommended mitigation measures, will not have a significant adverse impact on the environment. All mitigation measures from the Mitigated Negative Declaration have been included as recommended conditions of approval. In addition, the County's Geotechnical Section, Drainage Section, and the Department of Public Works have reviewed and approved the project with conditions. Therefore, staff has determined that the project, as proposed and conditioned, will not have a significant adverse impact on the environment.

- b. The project conforms to the criteria of Chapter 8, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 9296.

The project, as proposed and conditioned, conforms to standards in the Grading Ordinance, including those relative to an erosion and sediment control plan, dust control plan, fire safety, and the timing of grading activity. The project plans have been reviewed and recommended for approval, with conditions, by the Geotechnical Section, Drainage Section, and the Department of Public Works. Conditions of approval have been included in Attachment A to ensure compliance with the County's Grading Ordinance.

- c. The project is consistent with the General Plan.

The project has been reviewed against the applicable policies of the San Mateo County General Plan and found to be consistent with its goals and objectives. See Section A.1 of this report for a detailed discussion regarding the project's compliance with applicable General Plan Policies.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared and circulated for this project. The public comment period commenced on May 4, 2022 and ended on May 23, 2022. No comments were received as of the issuance of this report. Mitigation measures have been included as conditions of approval in Attachment A.

C. REVIEWING AGENCIES

San Mateo County (SMC) Fire Department
SMC Department of Public Works
SMC Environmental Health Services
SMC Parks, County Arborist
SMC Building Inspection Section
SMC Drainage Section
SMC Geotechnical Section

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location/Vicinity Map
- C. Project Plans
- D. Arborist Report prepared by A-Plus, dated March 23, 2022
- E. Initial Study and Mitigated Negative Declaration (without attachments)

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2017-00369

Hearing Date: August 24, 2022

Prepared By: Summer Burlison,
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from May 4, 2022 to May 23, 2022.
2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have significant effect on the environment. The Initial Study and Mitigated Negative Declaration identify potential significant impacts to aesthetics, air quality, biological resources, cultural resources, geology/soils, and tribal cultural resources. The mitigation measures contained in the Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, are incorporated as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgement of the County.

For the Resource Management Permit, Find:

5. That the project conforms to the Development Standards and Development Review Criteria contained in Chapter 20A and Chapter 20A.2 of the San Mateo County Zoning Regulations. The project conforms to the minimum setbacks and

maximum height limit allowed in the RM Zoning District. Additionally, the project conforms to Section 6324.1 (Environmental Quality Criteria), Section 6324.2 (Site Design Criteria), Section 6324.3 (Utilities), Section 6324.4 (Water Resources Criteria), Section 6324.5 (Cultural Resources), and Section 6324.6 (Hazards to Public Safety Criteria) of the RM Development Review Criteria. The project, as proposed and conditioned, will not introduce noxious odors, long-term increases in noise levels, or significant levels of air pollution emissions, and will incorporate low-impact development measures to ensure the increase in impervious surfaces will not result in adverse drainage or water quality impacts. The project will minimize potential adverse impacts on the rural character of the area by limiting grading and tree removal to that necessary to implement the project, utilizing building materials and colors that blend into the natural surrounding rural area, installing new utilities underground, as well as ensuring that proper measures are taken should any unknown cultural resources be unearthed during construction. Additionally, the project will not compromise the stability of the project parcel or surrounding lands as a site-specific geotechnical report prepared for the project concluded that the site was suitable for the proposed development, with implementation of the recommendations prepared by the Engineering Geologic and Geotechnical Investigation Report. Finally, the project will comply with Chapter 7A of the California Building Code for ignition resistant construction and materials, acceptable emergency fire access, adequate fire flow and water supplies as reviewed and conditionally approved by the San Mateo County Fire Department.

For the Grading Permit, Find:

6. That the granting of the permit will not have a significant adverse effect on the environment. The Initial Study and Mitigated Negative Declaration as required by CEQA demonstrate that the implementation of all mitigation measures would reduce the project's potential environmental impacts to less than significant levels. All recommended mitigation measures in the Mitigated Negative Declaration have been incorporated as conditions of approval.
7. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including those relative to erosion and sediment control, dust control, fire safety, and timing of grading activity. The project has been reviewed and conditionally approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Section and Drainage Section.

8. That the project is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including applicable Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Visual Quality; Historical and Archaeological Resources; Rural Land Use; Water Supply; Wastewater; and Natural Hazards policies as discussed in detail in the staff report dated August 24, 2022.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on August 24, 2022. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.
2. The Resource Management Permit and Grading Permit shall be valid for one (1) year from the date of final approval in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within one (1) year of its issuance. Any extension of these permits shall require submittal of a written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,548.00, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. The applicant shall submit a check in the total amount of \$2,598.00, made payable to "San Mateo County Clerk", to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2023). The fee amount is based on the date of payment of the fees.
4. The applicant shall submit the approved exterior color and materials specifications as part of the building permit submittal. Color and materials verification by the Current Planning Section shall occur prior to final building inspection.
5. A Tree Protection Plan, in compliance with Section 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, shall be submitted with the building permit plans for review and approval by the Current Planning Section.
6. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which only will be issued concurrently with the associated building permit.

7. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
8. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
9. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record and approved by the Department of Public Works, Drainage Section and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer and must be reviewed and approved by the Department of Public Works, Drainage Section and the Current Planning Section.
10. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
11. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion control and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.
12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
13. Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to the San Mateo County Ordinance No. 4758.

Mitigation Measures from the Mitigated Negative Declaration

1. **Mitigation Measure 1:** All proposed lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.
2. **Mitigation Measure 2:** Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective and colored as to blend into the natural landscape.
3. **Mitigation Measure 3:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures listed below:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - g. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

- h. Post a publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.
- 4. **Mitigation Measure 4:** The applicant shall implement the following dust control measures during grading and construction activities:
 - a. Water all active construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard
 - c. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
 - d. Sweep street daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
 - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)
- 5. **Mitigation Measure 5:** The applicant/owner shall submit a pre-construction survey of the parcel for San Francisco Garter Snake (SFGS) prepared by a qualified biologist conducted no more than 30 days prior to construction. This survey shall be reviewed by Planning and Building prior to the commencement of work on the parcel. If suitable SFGS habitat is observed, the qualified biologist shall recommend appropriate mitigation measures to be followed throughout work on the project. If the species is found on the parcel at any point during construction, work shall cease immediately and the applicant/owner shall contact United States Fish and Wildlife Service, California Department of Fish and Wildlife, and San Mateo County Planning and Building Department within 24 hours to develop appropriate conservation measures to avoid and minimize impact. Work shall not continue until appropriate conservation measures are in place to the satisfaction of United States Fish and Wildlife Service and California Department of Fish and Wildlife.
- 6. **Mitigation Measure 6:** All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock, and of native and/or drought-tolerant and non-invasive species. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size, and location. Any regulated oak tree species removed shall be replaced with the California native oak species resistant to Sudden Oak Death. The Plan shall be submitted to the County Planning and Building Department for review and

approval as part of the building permit plan sets. Approved plantings shall be implemented and verified by Planning staff prior to final building inspection.

7. **Mitigation Measure 7:** The applicant shall submit a detailed Tree Protection Plan incorporating measures from a certified arborist as part of the building permit plan sets.
8. **Mitigation Measure 8:** In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director and the Tamien Nation of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for the purpose of recording, protecting, or curating the discovery as appropriate and a Tamien Nation Tribal Monitor. The cost of the qualified archaeologist, Tribal Monitor and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources in consultation with the Tamien Nation. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring shall be submitted to the Northwest Information Center and the Tamien Nation after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.
9. **Mitigation Measure 9:** If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.
10. **Mitigation Measure 10:** In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with California Environmental Quality Act Guidelines Section 15064.5(e).
11. **Mitigation Measure 11:** To ensure the safety of all persons residing at or visiting the proposed residence, the recommendations described in Murray Engineers,

Inc.'s "Engineering Geologic & Geotechnical Investigation" dated October 2017 shall be implemented in the design and construction of the residence. The Planning and Building Department shall confirm that these recommendations are implemented on both submitted plans and during construction of the residence and associated improvements. Prior to issuance of the building permit for construction of the residence and associated improvements, the applicant shall submit a letter from Murray Engineers, Inc. or a qualified engineer that confirms the recommendations detailed in Murry Engineering's Engineering Geologic and Geotechnical Investigation have been implemented. If a recommendation was not implemented, a written explanation shall be provided for why the recommendation was not implemented and why the alternative provides equivalent or more effective protection of the health and safety of residents and visitors to the parcel than the recommendations. This written explanation and project plans shall be submitted for review and approval by the County's Geotechnical Engineer as part of the building permit review process.

12. **Mitigation Measure 12:** The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.
13. **Mitigation Measure 13:** No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
14. **Mitigation Measure 14:** An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.
15. **Mitigation Measure 15:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop within 50 feet until a qualified professional and Tamien Nation representative can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
16. **Mitigation Measure 16:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the Tamien Nation tribal cultural values and meaning of the resource, including, but not limited

to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Building Inspection Section

17. A building permit is required for the proposed project.

Geotechnical Section

18. A geotechnical report shall be submitted with the building permit application and reviewed prior to building permit issuance.

Department of Public Works

19. Prior to the issuance of the building permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
20. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
21. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist providing for this access, prior to issuance of the building permit.
22. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Environmental Health Services

The following conditions shall be addressed at the Building Permit stage:

23. Plans submitted for building permit shall reconcile the bedroom count discrepancy between the 4 bedrooms described on plan sheet "Onsite 1" under the "Project Discussion" and plan sheet A2.2 depicting a second floor with 5 bedrooms/4 baths and a lower pool house with 1 bedroom/1 bath or submit a new OWTS design to service the proposed number of bedrooms. The current onsite wastewater treatment system (OWTS) design is appropriate to serve 4 bedrooms.
24. The existing OWTS shall be delineated onto the septic plans.
25. The percolation test locations on sheet Onsite 1 is in conflict with the locations depicted on plan sheet PERKa dated 12/24/2019 with Environmental Health Services; this shall be reconciled by the applicant.
26. Project plans shall delineate all components of the OWTS onto all relevant plan sheets, e.g., site plan, grading/drainage plan, and landscape/irrigation plan calling out required setbacks. OWTS Ordinance Section 4.84.120 and Section 3 Onsite Systems Manual (OSM).
27. The existing well located on the west corner of the parcel east of Old La Honda Road on sheet Onsite 1 shall include a note "existing well to be destroyed under permit with Environmental Health". The existing well figure and note should be included on all relevant plan sheets, e.g., site plan, grading/drainage plan, and landscape/irrigation plan.
28. Prior to issuance of a building permit, the applicant shall demonstrate an appropriate potable domestic water supply to serve the two-story single-family residence and two-story Accessory Dwelling Unit (ADU). The applicant must make application and pay appropriate fees to Environmental Health Services to certify the well meeting minimum drinking water standards via pump test and qualitative test. A minimum of 3 gallons per minute of stabilized water supply and at least 1,500 gallons of emergency storage will be required for a single-family dwelling and ADU. Refer to Well Ordinance Section 4.68.190 Standards for adequate water. Application, fees, and qualified well contractors can be found on the website at <https://www.smchealth.org/landuse>.

San Mateo County Fire Department

29. Smoke alarm/detectors are to be hardwired, interconnected, or with battery back-up. Smoke alarms shall be installed per manufactures instruction and NFPA 72. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. The date of installation must be added to the exterior of the smoke alarm and will be checked at final.
30. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 1030).
31. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to building permit plans.
32. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
33. Vegetation Management (SRA) - Add note to building plans: The 2019 California Fire Code Chapter 49 and Public Resources Code 4291. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

34. A plan and profile of the driveway/ roadway will be needed; add to the building plans.
35. Dead-end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D.
36. Fire apparatus access roads shall be an approved all weather surface material. A maximum longitudinal slope no greater than 8% and a cross slope perpendicular to the longitudinal slope shall not exceed 5%. Grades 15% or greater shall be surfaced with asphalt, or brushed concrete. Grades 15% or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot-wide turnouts shall be on each side of a 15% or greater section. No grades shall exceed 20%. (Plan and profile required) CFC 503
37. "No Parking - Fire Lane" Roads less than 26 feet in width does not allow for any street parking, including portion of driveway "red lined" on plans. CFC D103.6
38. A Knox padlock or key switch will be required if there is limited access to the property. CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov
39. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506
40. Show location of a wet draft fire hydrant on the site plan with pipe supplying the hydrant. A wet draft hydrant with a 2 1/2-inch National Hose Thread outlet with a valve shall be mounted not less than 2 feet above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building, nor more than 150 feet from all buildings. Show piping layout on plans, include minimum depth of cover and thrust blocks as needed. The pipe shall be a minimum 4 inches inside diameter, underground fire service listed. Provide manufacturers cut sheets.
 - a. No approved fire hydrant system available (no water district): A wet draft hydrant system is required as below. Details and notes shall be shown on plans. CFC B103.3.
 - b. Tank size: 7,500-gallon for up to a 3,600 sq. ft. single-family dwelling; if larger than 3,600 sq. ft., use NFPA 1142.
 - c. Tanks shall have reliable water supply and auto fill; domestic supply cut-off required.

- d. Tanks shall be located at an elevation above the hydrant to provide positive pressure and water to hydrant.
 - e. Tank venting: 1.5 times the size of the pipe with fine mesh screen.
 - f. Tanks shall be interconnected by a minimum of 4-inch pipe.
 - g. Tanks closer than 30 feet to lot lines and structures shall be non-combustible.
 - h. Wet Draft Hydrant (WDH) Supply Piping: 4-inch minimum, C900 or other underground fire service rated pipe. Pipe shall have a minimum of 30-inch depth of cover, 36-inch under drivable areas.
 - i. Thrust blocks shown on plans as required.
 - j. All above ground piping for WDH shall be metallic; where ground contact occurs, metal pipe shall be double wrapped with approved 10-mil pipe tape. All metallic underground fittings shall be protected against corrosion.
 - k. WDH shall be an approved type with 4 1/2-inch NH threaded outlet and shutoff valve. Discharge to be from 30 inches to 36 inches above grade.
 - l. WDH shall be located from 50 feet to 150 feet from structure by way of approved fire apparatus access. WDH to be clearly visible, located 3 to 6 feet from the fire apparatus access, and be protected from damage.
 - m. WDH shall be placed in a concrete pad, 4 inches deep and 2 feet by 2 feet minimum at base.
 - n. Wet draft hydrants shall have a permanent sign affixed, red in color with white 1-inch letters stating, "Wet Draft Hydrant, No. gallons", with the gallons of water available for the hydrant provided.
41. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department.

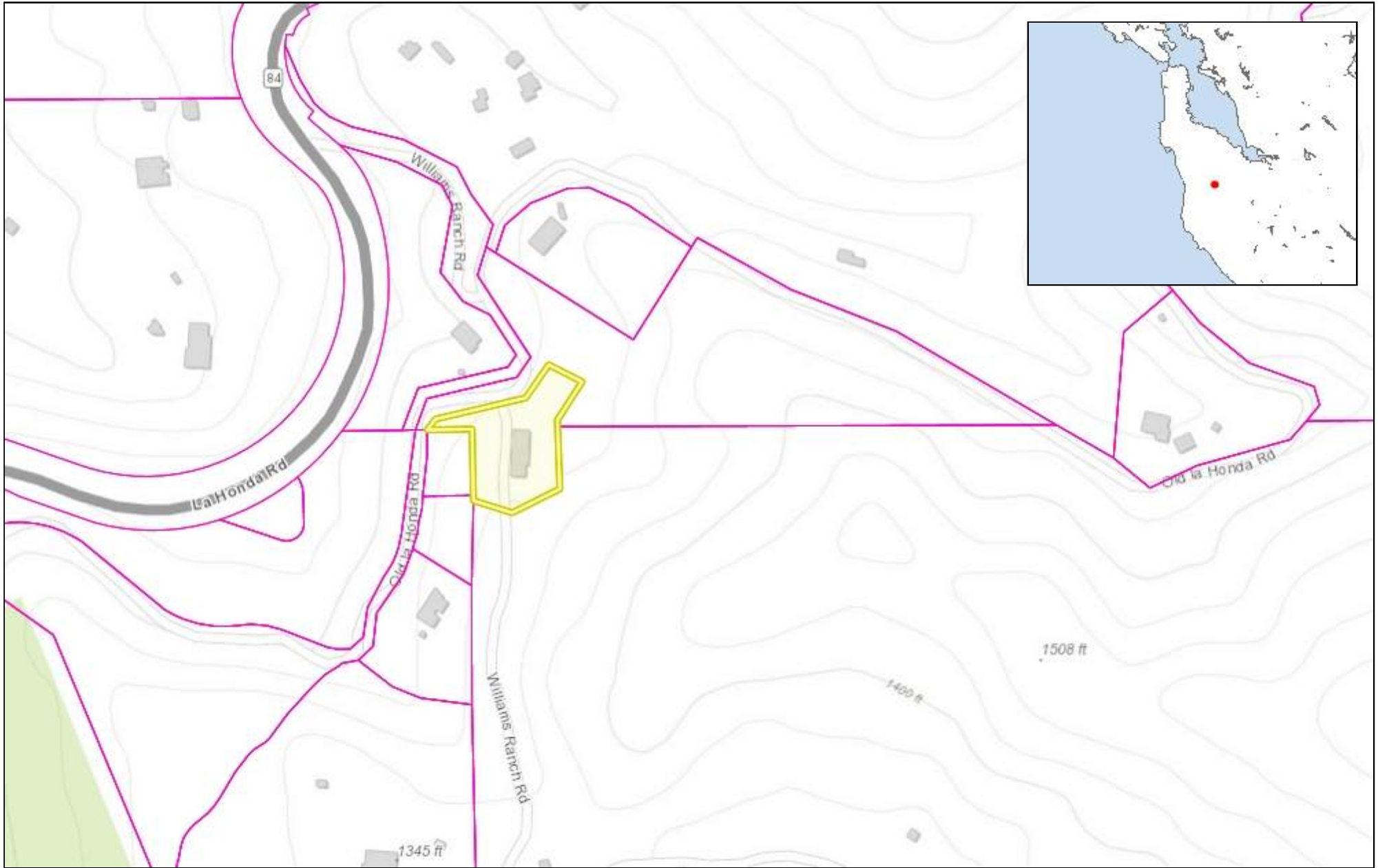
42. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hook-up to the riser. Any soldered fittings must be pressure tested with the trench open.
43. An exterior bell is required to be wired into the required flow switch on the fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
44. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
45. **CRC 2019 Section R337:** This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2019 Section R337 requirements. Visit the Office of the State Fire Marshal's website at <https://osfm.fire.ca.gov/> and click the new products link to view the "WUI Products Handbook."
46. Copy R-337 Worksheet to a plan sized sheet and check appropriate boxes.
47. Provide window and door schedule showing it meets R-337 and add it to the worksheet. All exterior doors including garage door must meet R-337.
48. Provide eave and gutter details that meet R-337, include all materials.
49. Add R-337 required vents to the worksheet.

SSB:cmc- -SSBGG0255_WCU.DOCX




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:4,514 

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



NEW RESIDENCE FOR SIMON SIN

GENERAL NOTES

- COORDINATION**
- IF THESE DRAWINGS ARE NOT 24" x 36" THEY HAVE BEEN REDUCED OR ENLARGED
 - THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS
 - ALL WORK SHALL COMPLY WITH THE 2019 RESIDENTIAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA ENERGY CODE CALIFORNIA GREEN BUILDING CODE AND CALIFORNIA FIRE CODE
 - ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
 - DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
 - DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK
 - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND OR SAMPLE BOARDS TO ARCHITECT PRIOR TO ORDERING AND OR INSTALLATION FOR:
 - ALL MILLWORK (CUSTOM OR FACTORY PRODUCED) WITH COUNTER MATERIAL
 - ALL EXTERIOR WINDOWS/DOORS WITH FIN. SAMPLES
 - ALL INTERIOR DOORS WITH FIN. SAMPLES
 - WOOD SIDING (CONNECTION AND CORNERS) WITH FIN. SAMPLES
 - ALL TILE WORK 12"x12" MOCKUP (INTERIOR AND EXTERIOR)
 - EXTERIOR STUCCO 24"x24" MOCKUP
 - EXPOSED FLASHING ELEMENTS (SAMPLE)
 - EXPOSED ROOFING (SAMPLE)
- CONTRACTOR DUTIES**
- THE CONTRACTOR SHALL:
 - A. FURNISH, PAY FOR, AND FILE ALL NECESSARY PERMITS, FEES, INSPECTIONS, ETC. EXCEPT FOR PLAN CHECK, ZONING, AND SCHOOL FEES WHICH WILL BE PAID FOR BY THE OWNER
 - B. GUARANTEE ALL WORK FOR ONE YEAR AS EVIDENCED BY THE DATE OF THE FINAL CERTIFICATE OF PAYMENT
 - C. PROVIDE RELEASE OF ALL SUBCONTRACTOR AND SUPPLIER LIENS BEFORE FINAL PAYMENT IS MADE
 - D. FILE WORKMAN'S COMPENSATION
 - E. ARRANGE FOR ALL INSPECTIONS AS CALLED FOR IN SECTION 108.4 OF THE 2007 CABC
 - CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES
 - CONTRACTOR SHALL PROTECT EXISTING VEGETATION AND ADJACENT SITE IMPROVEMENTS FROM DAMAGE DURING THE COURSE OF THE WORK
 - CONTRACTOR SHALL BRACE STRUCTURE AS REQUIRED DURING CONSTRUCTION
 - CONTRACTOR SHALL PROVIDE STRICT CONTROL OF JOB CLEANUP TO REMOVE DUST AND DEBRIS FROM CONSTRUCTION AREA
 - ALL SPECIAL INSPECTION AGENCIES, INDIVIDUALS, AND SHOP FABRICATORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK BEING PERFORMED. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION FOR APPROVAL
 - CONTRACTOR SHALL PROVIDE PLANS OF GAS LINE SIZING TO THE BUILDING INSPECTION OFFICE PRIOR TO CALLING FOR INSPECTION
- GENERAL**
- ALL STAIRS WITH MORE THAN THREE RISERS SHALL HAVE ONE (1) 1-1/4" - 2" DIAMETER HANDRAIL w/ 1-1/2" CLEARANCE FROM THE WALL. ALL RAILS SHALL BE BETWEEN 34" AND 38" ABOVE NOSING OF THE TREAD AND BE CONTINUOUS FROM THE TOP RISER TO THE BOTTOM RISER - 2019 CRC SEC.311
 - GUARDRAILS SHALL BE A MINIMUM OF 42" IN HEIGHT AND DESIGNED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENINGS - 2019 CRC SEC.311
 - FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED IN ALL LOCATIONS IN ACCORDANCE w/ 2019 CRC SEC.302
 - HEARTH SHALL EXTEND 20" IN FRONT AND 12" BEYOND EACH SIDE OF FIREPLACE OPENING
 - FIREPLACE SHALL HAVE TIGHT FITTING METAL OR GLASS DOOR AND OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL
 - ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED - 2019 CRC SECTIONS R.308(R.327.8

ENERGY

- THIS BUILDING MEETS THE ENERGY BUILDING DESIGN REQUIREMENTS OF TITLE 24 PART 6. SEE SHEET # FOR CERTIFICATE OF COMPLIANCE
- THIS PROJECT IS LOCATED IN A STATE RESPONSIBILITY AREA FOR WILDFIRE PROTECTION. ROOFING, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS, EXTERIOR DOORS, DECKING, FLOORS AND UNDERFLOOR PROTECTION TO MEET CRC R337 REQUIREMENTS.
- FOR PROJECTS IN CALIFORNIA:
 - A. INSULATION SHALL MEET THE CALIFORNIA ENERGY COMMISSION (C.E.C.) QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
 - B. ALL FREEZERS, REFRIGERATORS, AND FLUORESCENT LAMP BALLASTS SHALL BE CERTIFIED BY THE C.E.C.
 - C. ALL HVAC EQUIPMENT, WATER HEATERS, FAUCETS, AND SHOWER HEADS SHALL BE CERTIFIED BY THE C.E.C.
- ALL TOILETS ARE TO BE ULTRA LOW FLOW 1.28 GALLONS MAXIMUM FLUSH CAPACITY PER CPC 402.2.2
- THERMOSTATS SHALL BE OF A PROGRAMMABLE DUAL SET BACK TYPE.
- WATER HEATER SHALL BE INSULATED WITH R-12 BLANKET AND PIPES WITHIN FIRST FIVE FEET OF TANK WITH R-4
- GENERAL LIGHTING IN KITCHENS AND BATHS SHALL BE HIGH EFFICACY & COMPLY w/ TITLE 24 CALCULATIONS

LIFE SAFETY

- BUILDINGS TO BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM. DRAWINGS TO BE SUBMITTED FOR PERMIT BY DESIGN/BUILD SUBCONTRACTOR
- SMOKE DETECTORS SHALL BE HARD-WIRED IN CEILINGS AND EQUIPPED w/ A BATTERY BACKUP. SEE REFLECTED CEILING AND MECHANICAL PLANS FOR EXACT LOCATIONS - 2019 CRC SEC.314
- ALL SMOKE DETECTORS TO BE WIRED FOR 24 HOUR MONITORING BY REMOTE ANSWERING STATION PER NFPA 72
- ALL GAS APPLIANCES SHALL HAVE GAS IGNITER TYPE PILOTS AND INTERMITTENT IGNITION DEVICES
- CLOTHES DRYERS SHALL BE VENTED TO THE OUTSIDE. PROVIDE BACKDRAFT DAMPER
- WATER HEATERS SHALL BE SECURELY FASTENED TO PREVENT OVERTURNING AS DETAILED ON DRAWING 2/A8.1 - 2019 CRC R.301.2.2.3.7
- ALL HOT WATER FAUCETS WITH 10 FEET OR MORE OF PIPE BETWEEN FAUCET AND WATER HEATER ARE TO BE EQUIPPED WITH HOT WATER RECIRCULATING SYSTEM
- ALL SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE
- ALL HOSE BIBBS SHALL HAVE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES - 2019 CRC AP.103.3
- DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER 2019 CMC
- EXHAUST SYSTEMS SHALL HAVE DAMPER CONTROLS
- ALL ELECTRICAL OUTLETS IN EXTERNAL WALLS SHALL HAVE INSULATING GASKETS
- NO LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE CLOSER THAN 12" TO COMBUSTIBLE STORAGE ITEMS - 2019 CRC
- ALL 120V / 1-PH / 15 & 20- AMP BRANCH CIRCUITS IN BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER - 2019 CEC ARTICLE 210.12
- HYRO RADIANT. CONTRACTOR SHALL DOCUMENT AND PROVIDE DIMENSIONED DRAWING/ WITH PICTURES OR VIDEO FOR THE OWNER SHOWING LOCATIONS OF ALL IN FLOOR HYRO-RADIANT TUBING.

FRAMING PLANS AND LIGHTING COORDINATION

- CONTRACTOR SHALL REVIEW ALL RCP/LIGHTING PLANS PRIOR TO SETTING FLOOR/ROOF JOIST MEMBERS TO ALLOW FOR LIGHTING PLACEMENT AS SHOWN. CONTRACTOR SHALL SPOT LOCATE (PAINT OR OTHER MEANS) ALL RECESSED FIXTURES AND NOTIFY THE ARCHITECT FOR A WALK THRU PRIOR TO SETTING OF CANS IN PERMANENT LOCATION.

ARCHITECT SHALL HAVE ACCESS TO THE SITE AT ALL TIMES

SYMBOLS

- GRID LINE - F.O.S. UNLESS OTHERWISE NOTED
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO CENTERLINE
- DIMENSION TO FACE OF FINISH
- DETAIL REFERENCE SHEET LOCATION
- INTERIOR ELEVATION KEY AND SHEET LOCATION
- DOOR NUMBER, SEE DOOR SCHEDULE
- WINDOW NUMBER, SEE WINDOW SCHEDULE
- ELEVATION DATUM POINT
- CROSS SECTION SHEET LOCATION
- EXTERIOR ELEVATION
- SPOT ELEVATION
- DRAWING KEYNOTE
- MATCH LINE
- DRAWING REVISION

PROJECT DATA

LOCATION:	12660 WILLIAMS RANCH RD WOODSIDE, CA 94062		
APN:	078-120-050		
ZONING:	RESOURCE MANAGEMENT		
LOT SIZE:	1.476 ACRES		
BLDG USE:	SINGLE FAMILY		
GENERAL PLAN:	RESIDENTIAL LOW DENSITY		
CONSTRUCTION TYPE:	TYPE V-B		
CLIMATE ZONE:	NA		
BLDG. CODE:	2019 CRC, CMC, CPC, CFC, CEC AND C ENERGY CODE		
FIRE SPRINKLERS:			
PROJECT SCOPE:	NEW SINGLE FAMILY RESIDENCE		
MAIN HOUSE		HGT. (IN FT)	CUBIC FT.
FIRST FLOOR (CONDITIONED):	2,728 S.F.	12.1 FT	33,009 C.F.
FIRST FLOOR GARAGE (UNCONDITIONED):	759	12.1	9,184
SECOND FLOOR (CONDITIONED):	2,845	10.4	29,588
SECOND FLOOR (UNCONDITIONED):	292	N/A	0
TOTAL MAIN HOUSE S.F.:	6,624 S.F.		
POOL HOUSE		12.1 FT	5,179
UPPER FLOOR (CONDITIONED):	428	9.2 FT	3,340
LOWER FLOOR (CONDITIONED):	363		
TOTAL POOL HOUSE S.F.:	791 S.F.		
TOTAL F.A.:	7,415 S.F.	TOTAL C.F.:	80,300 C.F.
PRE-PROJECT IMPERVIOUS COVERAGE:	5,266 S.F.		
PRE-PROJECT PERVIOUS COVERAGE:	59,030 S.F.		
POST-PROJECT PERVIOUS COVERAGE:	12,593 S.F.		
POST-PROJECT PERVIOUS COVERAGE:	51,703 S.F.		
TOTAL SITE AREA.:	64,296 S.F.		

DIRECTORY

OWNER:	SIMON SIN #Client Address 1 #Client City, #Client State TEL: #Client Phone Number E: SIMON@COVAHOTEL.COM
ARCHITECT:	MODERN HOUSE ARCHITECTS 1265 INDIANA STREET SAN FRANCISCO, CALIFORNIA TEL: (415) 800-8520 E: MODERNHOUSE@MAC.COM
GENERAL CONTRACTOR:	TBD
IRRIGATION DESIGNER:	BROOKWATER P.O. BOX 1964 GARDENERSVILLE, NV 89410 TEL: (510) 816-1796 E: ANN@BROOKWATER.COM
CIVIL ENGINEER:	FRANK ROSENBLUM UNDERWOOD & ROSENBLUM, INC. 1630 OAKLAND ROAD, SUITE A114 SAN JOSE, CA 95131 TEL: (408) 453-1222 E: FRANK@UANDR.COM
GEOTECHNICAL ENGINEER:	MURRAY ENGINEERS 935 FREMONT AVENUE LOS ALTOS, CA 94024 TEL: (650) 559-9980 E: kris@murrayengineers.com

DRAWING INDEX

CIVIL DRAWINGS

C1	TOPOGRAPHIC SURVEY
C1.1	GRADING AND DRAINAGE PLAN
C1.2	ACCESS ROAD PLAN
C2.1	GRADING AND DRAINAGE PLAN
C2.2	GRADING AND DRAINAGE PLAN
C3.0	BEST MANAGEMENT PRACTICES
ONSITE 1	SEPTIC SYSTEM PLAN
ONSITE 2	SEPTIC SYSTEM DETAILS

IRRIGATION SHEET INDEX

I1.0	IRRIGATION PLAN
I1.1	IRRIGATION NOTES AND LEGENDS
I1.2	IRRIGATION DETAILS

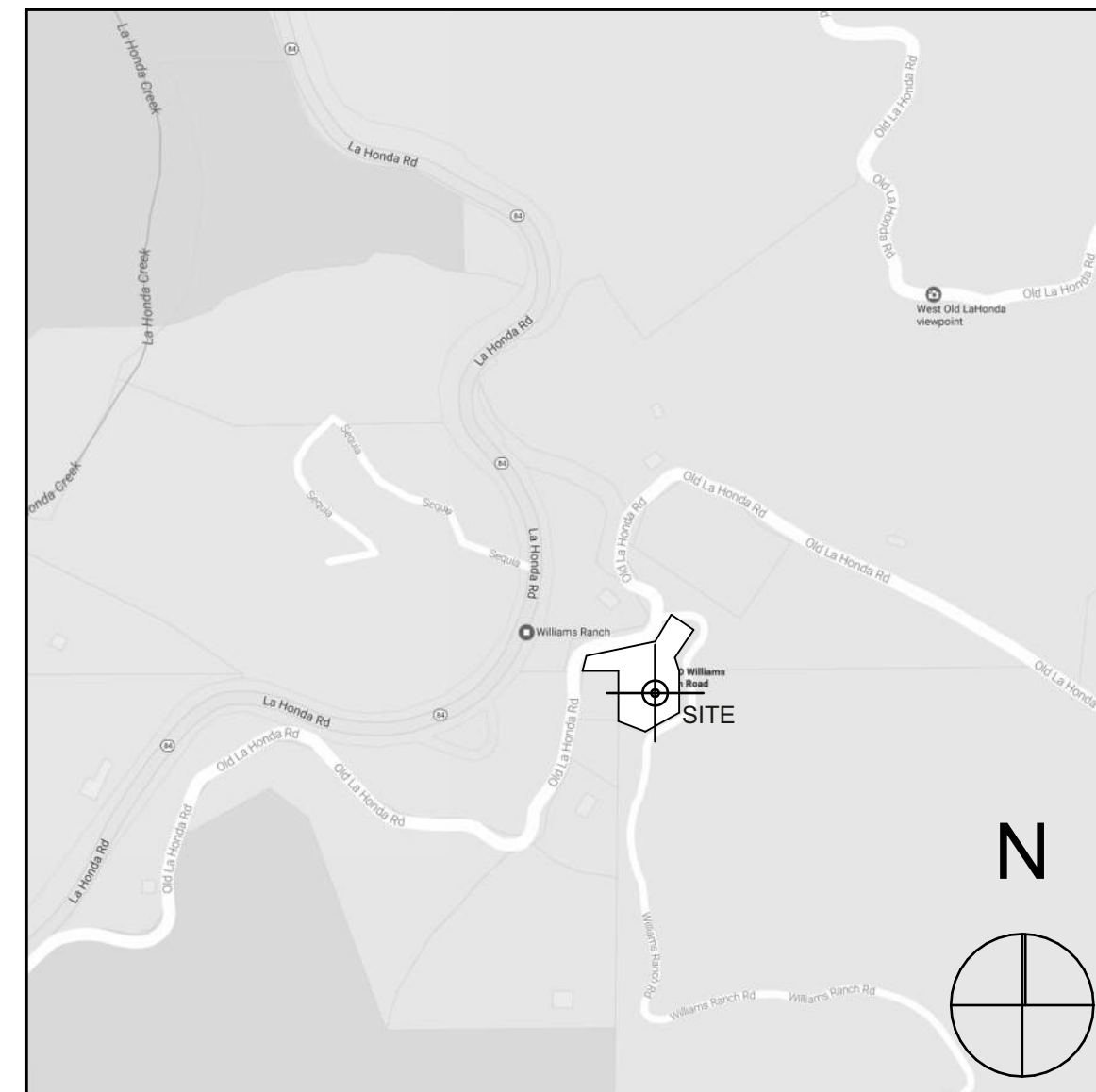
ARCHITECTURAL

A0.0	COVER SHEET
A0.1	2019 CRC-R337 DEVELOPMENT WORKSHEET
A0.5	COLOR MATERIAL BOARD
A0.6	CONSTRUCTION MANAGEMENT PLAN
A1.0	SITE PLAN AND EROSION CONTROL
A1.1	TREE PROTECTION PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR/POOL LOWER FLOOR PLAN
A2.3	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	BUILDING SECTIONS

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	J.H.	JOIST HANGER
AB.	ANCHOR BOLT	JB	JUNCTION BOX
ABV.	ABOVE	JST.	JOIST
AC.	AIR CONDITIONING	JT.	JOINT
ADJ.	ADJUSTABLE	K.D.	KILD DRIED
ALUM.	ALUMINUM	L.H.	LEFT HAND
ASPH.	ASPHALT	LAV.	LAVATORY
B.O.	BOTTOM OF	LT.	LIGHT
B.U.R.	BUILT-UP ROOFING	MAX.	MAXIMUM
BD.	BOARD	MED.	MEDIUM
BLDG.	BUILDING	MFR.	MANUFACTURER
BLKG.	BLOCKING	MIN.	MINIMUM
BLW.	BELOW	MIR.	MIRROR
BM.	BEAM	MTD.	MOUNTED
BRZ.	BRONZE	MTL.	METAL
BTW.	BETWEEN	(N)	NEW
C.I.	CAST IRON	N.T.S.	NOT TO SCALE
C.I.P.	CAST IN PIPE	NIC.	NOT IN CONTRACT
C.O.	CLEAN OUT	OV.	OVER
CAB.	CABINET	OC.	ON CENTER
CL.	CENTER LINE	OPG.	OPENING
CLG.	CEILING	P.T.	PRESSURE TREATED
CLO.	CLOSET	PL.	PLATE
CLF.	CLEAR	PLAM.	PLASTIC LAMINATE
CMU.	CONCRETE MASONRY UNIT	PLYWD.	PLYWOOD
COL.	COLUMN	PNL.	PANEL
CONC.	CONCRETE	PR.	PAIR
CONT.	CONTINUOUS	PTD.	PAINTED
CSK.	COUNTERSINK	R.	RISER
CSMT.	CASEMENT	R.H.	RIGHT HAND
CTR.	CENTER	R.O.	ROUGH OPENING
CW.	COLD WATER	R.W.L.	RAIN WATER LEADER
DF.	DOUGLAS FIR	RAD. / R.	RADIUS
DH.	DOUBLE HUNG	REINF.	REINFORCED
DIA.	DIAMETER	REQD.	REQUIRED
DIM.	DIMENSION	RESIL.	RESILIENT
DISP.	GARBAGE DISPOSAL	RM.	ROOM
DN.	DOWN	RWD.	REDWOOD
DR.	DOOR	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DTL.	DETAIL	S.C.	SOLID CORE
DW.	DISHWASHER	S.C.D.	SEE CIVIL DRAWINGS
DWG.	DRAWING	S.L.D.	SEE LANDSCAPE DRAWINGS
DWR.	DRAWER	S.P.	SOLID PIPE
(E)	EXISTING	S.S.	STAINLESS STEEL
EA.	EACH	S.S.D.	SEE STRUCTURAL DRAWINGS
EL.	ELEVATION	S.T.	STEEL TROWEL
ELEV.	ELEVATOR (OR ELEVATION)	SH.	SHelf
EQ.	EQUAL	SHR.	SHOWER
EXP.	EXPOSED	SIM.	SIMILAR
EXT.	EXTERIOR	SPK.	SPEAKER
F.G.	FINISHED GRADE/FIXED GLASS	STL.	STEEL
F.O.C.	FACE OF CONCRETE	STN.	STAIN
F.O.F.	FACE OF FINISH	T&G	TONGUE & GROOVE
F.O.S.	FACE OF STUD	T.	TREAD
FD.	FLOOR DRAIN	T.O.	TOP OF
FDN.	FOUNDATION	T.O.C.	TOP OF CONCRETE
FIN.	FINISH	T.O.P.	TOP OF PLATE
FLR.	FLOOR	T.O.S.	TOP OF STEEL / SLAB
FRPR.	FIREPROOFING	T.O.W.	TOP OF WALL
FTG.	FOOTING	T.P.H.	TOILET PAPER HOLDER
G.I.	GALVANIZED IRON	T.S.	TUBE STEEL
G.W.B.	GYP/SUM WALLBOARD	THK.	THICKNESS
GA.	GAUGE	TYP.	TYPICAL
GL.	GLASS	U.O.N.	UNLESS OTHERWISE NOTED
H.C.	HOLLOW CORE	V.I.F.	VERIFY IN FIELD
H.W.	HOT WATER	V.T.R.	VENT THROUGH ROOF
HB.	HOSEBIB	VP.	VENT PIPE
HDR.	HEADER	W.O.	WHERE OCCURS
HOR.	HORIZONTAL	W.P.	WATERPROOFING
HT.	HEIGHT	W.S.	WEATHER STRIPPING
HTR.	HEATER	W/	WITH
I.D.	INSIDE DIAMETER	WC	WATER CLOSET
I.D.	INSIDE DIAMETER	WD.	WOOD
INS.	INSULATION	WDW.	WINDOW
INT.	INTERIOR	WH	WATER HEATER

VICINITY MAP



MODERN HOUSE

ARCHITECTURE & DESIGN

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Curt Cline Architect

PLANNING REVIEW SET
078-120-050
LEONARDI | SIN RESIDENCE
12660 WILLIAMS RANCH RD
WOODSIDE, CA

Revisions:	
1	PLANNING COMMENTS 09.21.2017
2	CAL FIRE COMMENTS 8.12.2019
4	PLANNING COMMENTS 2.8.2019

COVER SHEET

SCALE: AS NOTED

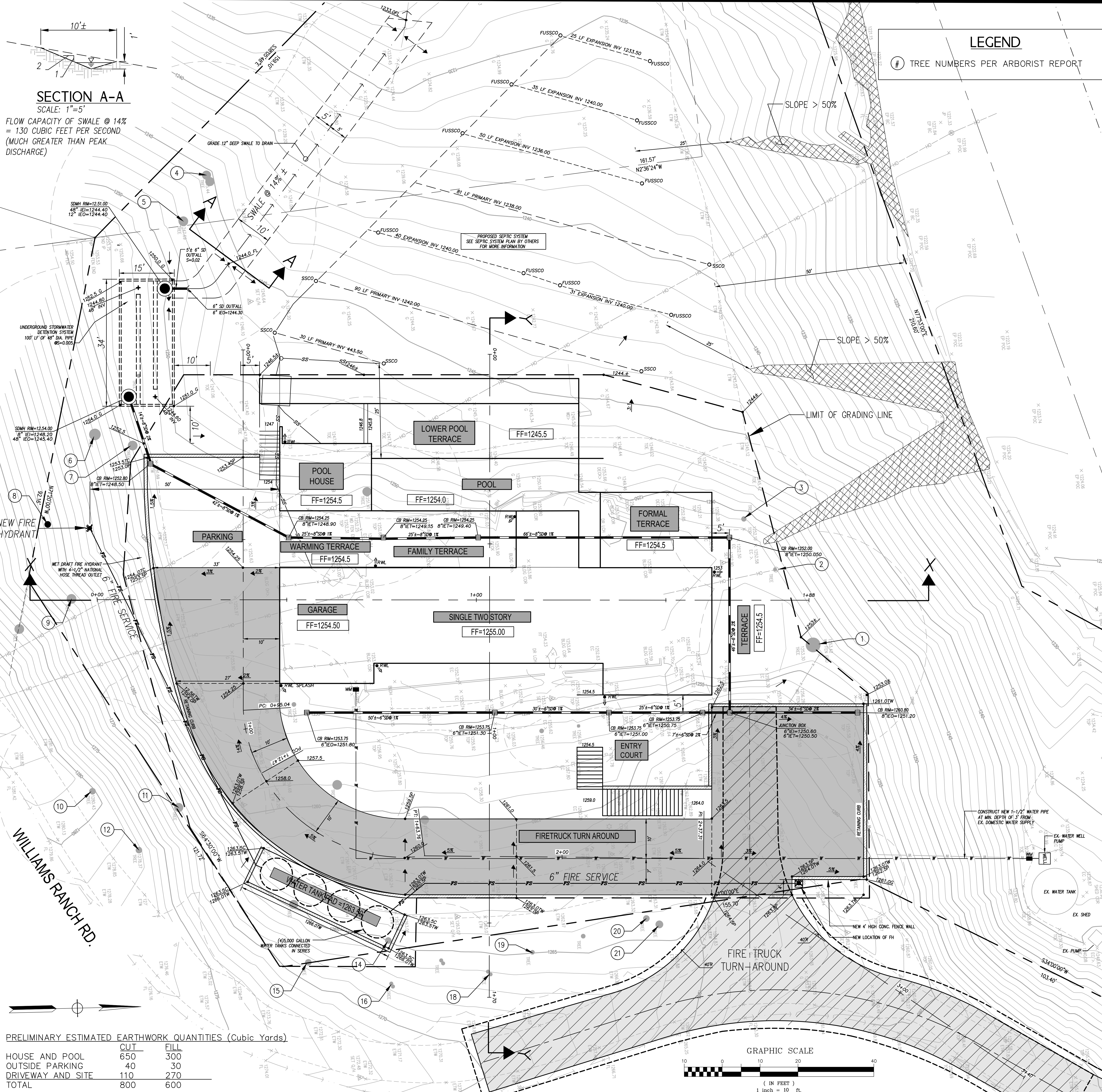
DATE: 3/24/22

SHEET: A0.0

SECTION A-A

SCALE: 1"=5'

FLOW CAPACITY OF SWALE @ 14%
= 130 CUBIC FEET PER SECOND
(MUCH GREATER THAN PEAK
DISCHARGE)



LEGEND
⊙ TREE NUMBERS PER ARBORIST REPORT

PRELIMINARY ESTIMATED EARTHWORK QUANTITIES (Cubic Yards)

	CUT	FILL
HOUSE AND POOL	650	300
OUTSIDE PARKING	40	30
DRIVEWAY AND SITE	110	270
TOTAL	800	600

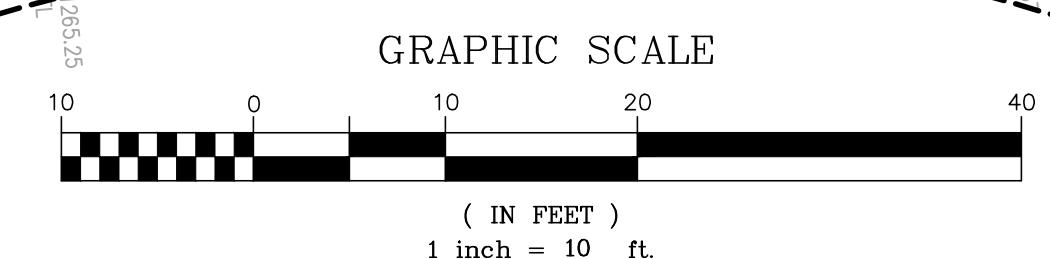


Table I.B.1 Impervious and Pervious Surfaces

Type of Impervious Surface	I.B.1.a	I.B.1.b	I.B.1.c	I.B.1.d	I.B.1.e
	Pre-Project Impervious Surface (sq.ft.)	Existing Impervious Surface to be Retained (sq.ft.)	New Impervious Surface to be Retained (sq.ft.)	New Impervious Surface to be Created (sq.ft.)	Post-Project Impervious Surface (sq.ft.)
Roof area(s)	0	3,776	0	3,434	3,434
Impervious sidewalks, patios, paths, driveways, streets	1,490	0	0	7,438	7,438
Impervious uncovered parking*	0	0	0	1,721	1,721
Totals of Impervious Surfaces	5,266	0	0	12,593	12,593
I.B.1.f - Total Impervious Surface Replaced and Created (sum of totals for columns I.B.1.c and I.B.1.d):					12,593

Type of Pervious Surface	Pre-Project Pervious Surface (sq.ft.)	Post-Project Pervious Surface (sq.ft.)	
		I.B.1.a.1	I.B.1.a.2
Landscaping	59,030	0	51,703
Pervious Paving	0	0	0
Green Roof	0	0	0
Totals of Pervious Surfaces	59,030	0	51,703
Total Site Area (Total Impervious+Total Pervious+I.A.2)	64,296	0	64,296

Worksheet A
C.3 and C.4 Development Review Checklist

C6 - Construction Stormwater BMPs
Identify Plan sheet showing the appropriate construction Best Management Practices (BMPs) used on this project: (Apply to all projects with runoff)

Yes	Plan Sheet	Best Management Practice (BMP)
<input checked="" type="checkbox"/>	Grading Plan	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediment, oils and greases from architectural copper, and non-hazardous materials to storm drains and waterways.
<input checked="" type="checkbox"/>		Store, handle, and dispose of construction materials/wastes properly to prevent contact with storm drains.
<input checked="" type="checkbox"/>		Do not clean, fuel, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.
<input checked="" type="checkbox"/>		Train and provide instruction to all employees/subcontractors on construction BMPs.
<input checked="" type="checkbox"/>		Protect all storm drain inlets in vicinity of site using sediment control such as berms, four (4) inch filter socks.
<input checked="" type="checkbox"/>		Limit construction access routes and establish designated access points.
<input checked="" type="checkbox"/>		Attach the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the practices shown on the plan sheet.
<input checked="" type="checkbox"/>		Use temporary erosion controls to stabilize all disturbed areas until permanent erosion controls are established.
<input checked="" type="checkbox"/>		Coordinate with field reviews, inspections, or other measures describing the following: <ul style="list-style-type: none"> Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material. Installation or vegetation cover & much, include methods and schedule for planting and fertilization. Procedures for temporary erosion prevention techniques.
<input checked="" type="checkbox"/>		Perform clearing and earth moving activities only during dry weather.
<input checked="" type="checkbox"/>		Use sediment controls or siltation to remove sediment when dewatering and obtain all sediment permits.
<input checked="" type="checkbox"/>		Trap sediment on-site, using BMPs such as sediment basins or traps, erosion dikes or berms, and berms, check valves or traps, covers for silt and dirt, etc.
<input checked="" type="checkbox"/>		Clear on-site runoff around exposed areas, divert off-site runoff around the site or, mounds and dikes.
<input checked="" type="checkbox"/>		Protect adjacent properties and unimproved areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

Worksheet B
C.3 and C.4 Development Review Checklist

C3 - Source Controls
Select appropriate source controls and identify the detail plan sheet where these elements are shown.

Yes	Plan Sheet	Features that require source control measures	Source Control Measures (Refer to Local Source Control List for detailed requirements)
<input checked="" type="checkbox"/>	Grading Plan	Storm Drain	Mark on-site plans with the words "No Dumping! Flow to Bay" or equivalent
<input checked="" type="checkbox"/>		Front Driveway	Flush interior floor drains to sanitary sewer for residential
<input checked="" type="checkbox"/>		Parking area	Flush vehicle parking garage floor drains to sanitary sewer
<input checked="" type="checkbox"/>		Landscaping	<ul style="list-style-type: none"> Retain existing vegetation as practicable. Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought tolerant, and/or attract beneficial insects. Minimize use of pesticides and herbicide herbicides. Use efficient irrigation systems. Design to minimize waste.
<input checked="" type="checkbox"/>		Postparturition	Provide connection to the sanitary sewer to facilitate cleaning.*
<input checked="" type="checkbox"/>		Food Service Equipment (non-residential)	<ul style="list-style-type: none"> Provide sink or other area for equipment cleaning, which is: <ul style="list-style-type: none"> Connected to a grease interceptor prior to sanitary sewer discharge. Large enough for the largest pot or piece of equipment to be cleaned. Includes an outdoor runoff area designed to prevent stormwater run-off on-site, and signs to indicate equipment cleaning in this area. Provide a washed and washed area for cleaning, including containers, etc. Covered any drains in or beneath computers, copiers, and labo tin areas with service facilities for the sanitary sewer.
<input checked="" type="checkbox"/>		Outdoor Process Activities	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-off on-site, and to direct to the sanitary sewer.
<input checked="" type="checkbox"/>		Outdoor Equipment Storage	<ul style="list-style-type: none"> Cover the area or design to avoid rainfall contact with stormwater runoff. Cover equipment or prevent runoff of oil and other fluids. Store storage when that will contain non-hazardous liquids, drain to sanitary sewer, and contain to berms or dikes.
<input checked="" type="checkbox"/>		Vehicle Equipment	<ul style="list-style-type: none"> Roofs, pads and berm wash areas to prevent stormwater run-off and runoff. Roofs, pads and berm wash areas to prevent stormwater run-off and runoff. Commercial car wash facilities shall discharge to the sanitary sewer. Designate maintenance areas indoors, or an outdoor area designed to prevent stormwater run-off and runoff and provide secondary containment. Do not discharge to the sanitary sewer. No floor drains unless pre-rinsed prior to discharge to the sanitary sewer.* Connect containers or other used for spill cleaning to the sanitary sewer.
<input checked="" type="checkbox"/>		Vehicle Equipment Repair and Maintenance	<ul style="list-style-type: none"> No floor drains unless pre-rinsed prior to discharge to the sanitary sewer.* Connect containers or other used for spill cleaning to the sanitary sewer.
<input checked="" type="checkbox"/>		Fuel Dispensing Areas	<ul style="list-style-type: none"> Fueling areas shall have impervious surface that is at minimum graded to prevent ponding and is separated from the site of the line for a grade break. Capacity shall extend at least 10 ft in each direction from each pump and shall have four berms/dikes. Cover and grade to minimize run-off and runoff from the fueling area. Provide drainage to direct stormwater away from the fueling area. Chain walls from fueling area shall be connected to the sanitary sewer. Install door seals between the trailers and the building.
<input checked="" type="checkbox"/>		Leaf Shredders	Cover and grade to minimize run-off and runoff from the building area.
<input checked="" type="checkbox"/>		File Shredders	Design for discharge of the shredder hot water to landscape or sanitary sewer.*
<input checked="" type="checkbox"/>		Manufacturing Drains or Wash Water	<ul style="list-style-type: none"> Drain connections of all conditions units to landscaping. Large or conditioning units may connect to the sanitary sewer. Roof drains from equipment shall be landscaped area where practicable. Drain boiler drain lines, roof equipment, wash water to sanitary sewer.* Drain hose water to landscaping, discharge to sanitary sewer,* or other and dispose properly off-site. See Title Requirements for Architectural Copper.
<input checked="" type="checkbox"/>		Architectural Copper Roof Water	Drain hose water to landscaping, discharge to sanitary sewer,* or other and dispose properly off-site. See Title Requirements for Architectural Copper.

* Any connection to the sanitary sewer system is subject to sanitary district approval.
* Businesses that may have outdoor process activities should install a silt trap, auto-rinse, sediments with pre-rinse facility.

Worksheet C
C.3 and C.4 Development Review Checklist

Low Impact Development - Site Design Measures
Select Appropriate Site Design Measures (Required for C.3 Regulated Projects; all other projects are encouraged to implement the design measures, which may be required of non-impervious projects.) Projects that create water runoff replace 2,000 - 10,000 sq. ft. of impervious surface, and avoid areas where runoff is less than 2,000 sq. ft. or more of impervious surface, meet minimum one of the Design Measures in through (1) through (4) requirements. Larger projects may also include applicable Site Design Measures through (5) through (7). Contact with planning and about requirements for regulated projects.

Select appropriate site design measures and identify the Plan Sheet where these elements are shown.

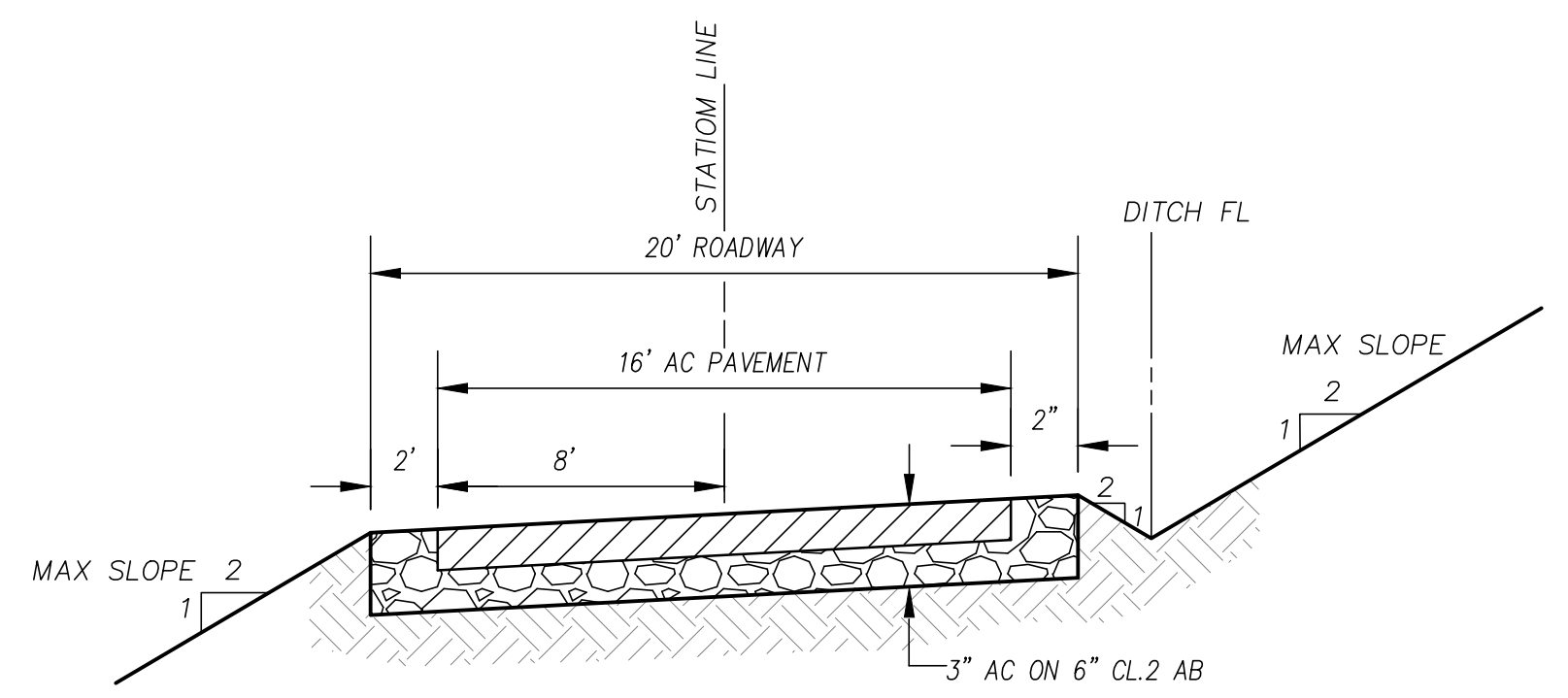
Yes	Plan Sheet Number	Measure
<input checked="" type="checkbox"/>	Grading Plan	a. Direct runoff into ditches or rain barrels and use rainwater for irrigation or other non-potable use.
<input checked="" type="checkbox"/>		b. Direct runoff onto vegetated areas.
<input checked="" type="checkbox"/>		c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
<input checked="" type="checkbox"/>		d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
<input checked="" type="checkbox"/>		e. Construct sidewalks, walkways, and/or patios with pervious or permeable surfaces. Use the specifications in the C.3 Technical Guidelines (Division 4.3) downloadable at www.sanmateo.org/planning/docs .
<input checked="" type="checkbox"/>		f. Construct bike lanes, sidewalks, and/or uncovered parking lots with pervious surfaces. Use the specifications in the C.3 Technical Guidelines (Division 4.3) downloadable at www.sanmateo.org/planning/docs .
<input checked="" type="checkbox"/>		g. Limit disturbance of natural water features and drainage systems; minimize construction of highly permeable soils, graded slopes and channels; and minimize impacts from structures and other runoff on the biological integrity of natural drainage systems and water bodies.
<input checked="" type="checkbox"/>		h. Conserve natural areas, including existing trees, other vegetation and soils.
<input checked="" type="checkbox"/>		i. Minimize impervious surfaces.

Regulated Projects can also consider the following site design measures to reduce treatment system sizing:

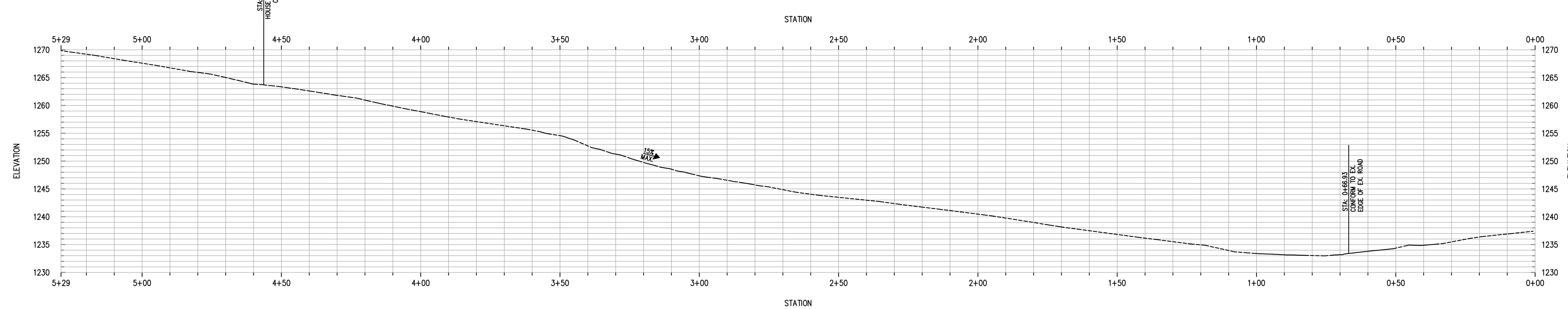
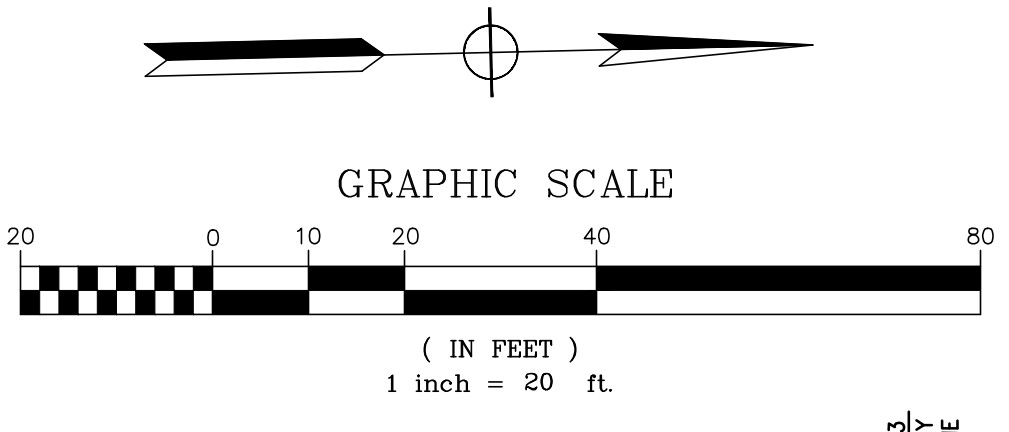
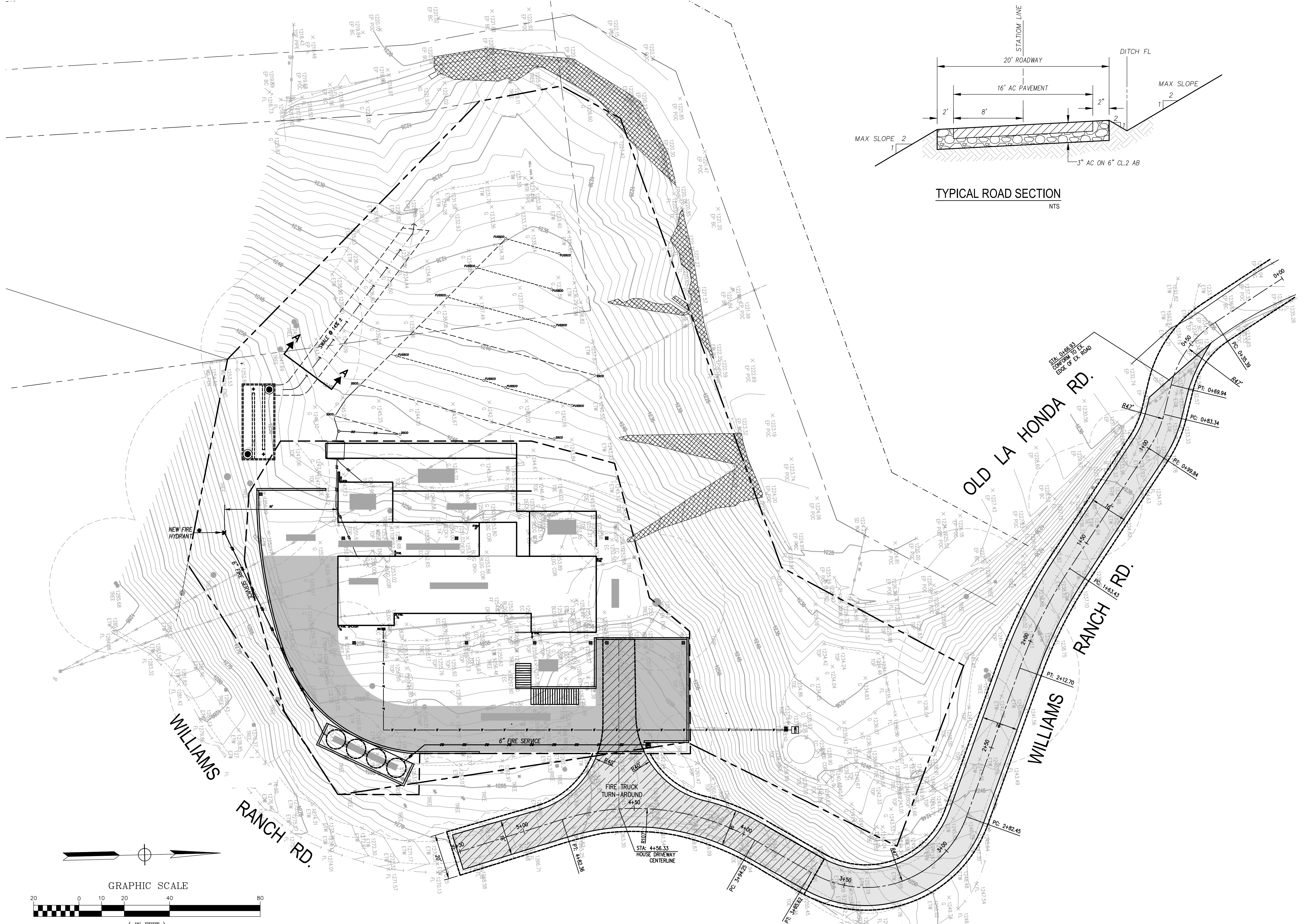
Yes	Plan Sheet Number	Measure
<input checked="" type="checkbox"/>		j. Self-heating area (see Section 4.2 of the C.3 Technical Guidelines)
<input checked="" type="checkbox"/>		k. Self-heating area (see Section 4.3 of the C.3 Technical Guidelines)
<input checked="" type="checkbox"/>		l. Plant or preserve interceptor basins (Section 4.1, C.3 Technical Guidelines)

* See WPP Division C.3.a.1(1) for non C.3 Regulated Projects, C.3.c.1(2)(a) for Regulated Projects, C.3.c.1(2)(b) for projects that create/replace 2,000 to 10,000 sq. ft. of impervious surface and avoid areas where runoff is less than 2,000 sq. ft. or more of impervious surface.





TYPICAL ROAD SECTION
NTS



PROFILE: WILLIAMS RANCH ROAD
H: 1"=20' V: 1"=10'

SCOPE: The provisions of this standard establish a minimum emergency water supply and flow to attack or defend property from fire. These provisions shall apply to structures located in rural areas not serviced by a water purveyor, pursuant to a new development approval. A water supply and fire flow shall be provided to every new facility or building hereinafter constructed or moved into or within the jurisdiction of when portions of a facility or building are thereafter constructed to have a less than a 17 safety score as outlined by the San Mateo County Building Department.

TYPE OF WATER SUPPLY: Water supplies may consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. In calculating the emergency water supply, swimming pools shall not be considered as a primary water source.

- WATER TANKS - GENERAL PROVISIONS:**
- Water tanks may be constructed of concrete, metal, wood, fiberglass or polypropylene plastic.
 - A screened vent 1.5 times the diameter of the outlet is required. (e.g. 4-inch outlet = 6-inch vent).
 - Water tank(s) supplying hydrants shall be located at an elevation that provides adequate positive pressure.
 - Water tanks shall be interconnected by using a minimum pipe size of 4 inch interconnection piping and valves must be of a material not damaged by UV exposure. The cross connection shall also have an appropriately sized control valve located at each tank.
 - Landscaping water supply shall not be stored in tanks providing water for fire hydrants unless approved by the Fire Marshal, the landscaping water is in addition to that required for fire protection and a automatically activated solenoid valve shall be required to avoid pressure loss in fire protection water supply due to large demand from the same water supply (landscaping or agricultural irrigation).
 - Water tanks used for fire protection shall remain full at all times, and shall be filled automatically from a reliable water source (e.g. well, year round spring or creek).
 - Where water tanks provide both domestic and fire protection supply, the water tank shall be fitted with a float switch wired to the domestic water shut off solenoid.
 - Control valves shall be provided for all hydrant installations and be located at the tank or in a location approved by the Fire Marshal.
 - All aboveground fire sprinkler or fire hydrant water piping shall be metallic.

- RURAL WATER SUPPLY DETERMINATION:**
- Water Storage for One and Two Family Dwellings (Group R Division 3):
Residential structures up to 3600 square ft. = 7,500 gallons plus required domestic.
Over 3600 square ft. = Determined by the Fire Marshal utilizing NFPA 1142.
 - Fire flow requirements for multiple structures shall be calculated based on the structure requiring the largest Fire Flow per NFPA 1142.

- RURAL HYDRANTS - GENERAL PROVISIONS:**
- Hydrants shall be clearly visible from the street. The location and placement of hydrants shall be approved by the Fire Marshal.
 - Hydrants shall be located no closer than 50 feet to any building, no further away than 150 feet of the protected structure, and be located on the fire department access side of the building.
 - Hydrant supply pipe shall be listed and approved for fire protection service for underground pipe, such as AWWA C900. Pipe shall be buried a minimum of 30 inch below grade (36 inch if the pipe passes under a road or is subject to heavy loads).
 - Pipes supplying rural hydrants shall have a minimum diameter of no less than 4 inches.
 - Rural hydrants used for drafting shall have at least one 4 1/2" outlet with National Hose thread and shall have a removable metallic cap. Wharf hydrants that are gravity or pump fed may use a single discharge that has a 2 1/2 inch outlet with National Hose thread.
 - The hydrant riser and elbow shall be steel. All above ground piping used for fire hydrant water supply shall be metallic.
 - Hydrants shall have a concrete pad, 4 in. deep x 2 ft. x 2 ft., at the base.
 - All drafting hydrants and supply piping shall be designed to support a negative 30 inch Hg drafting operation.
 - All draft hydrants shall be positive pressure and meet the required fire flow on demand. (Hydrants requiring priming, shall not be considered as a primary water source).
 - Hydrants shall be positioned so the center of the discharge is 30 inch to 36 inch above grade and be within 5 feet of the roadway.
 - Concrete thrust blocks (when required) shall be sized in accordance with national standards and shall be provided at all changes in pipe direction.
 - All hydrants shall have a 3-foot diameter minimum physical clearance, (retaining walls guardposts, rocks etc.).
 - Flammable vegetation shall be cleared for a minimum 3-foot radius from around all hydrants regardless of type.
 - Permanent guard posts or bollards shall be installed where necessary to protect exposed fire hydrants from vehicular damage.
 - Hydrants shall not be obstructed by parking or in any other manner. "No Parking" signs may be required.
 - Rural hydrants shall have a permanent sign affixed, red in color with white 1 inch letters stating "Hydrant, _____ gallons", with the gallons of water available for the hydrant provided, shall be painted red and have a minimum 2" Blue reflective band around the top of the pipe just below the valve.

WATER SYSTEM PLAN SUBMITTAL: A plan showing all components of the fire protection water system shall be submitted to the Building Inspection Section of San Mateo County for review and approval by the San Mateo County Fire Department and shall include the following:

- Size, location and type of all water supply tanks showing vent and outlet locations and sizes.
- A complete description and diagram showing the water piping layout. Include water source (e.g., supply lines, wells, springs, community water system tap).
- Size, type, location and depth of cover for all piping including domestic/fire sprinkler supply and hydrant supply.
- Size, type and location of all control valves, fittings, required pumps (with specifications), electrical service, and all structures.
- Size, type, location and capability of fire hydrants.
- Elevation of water tank, hydrant and sprinklered buildings.

INSPECTIONS: Prior to covering any fire suppression water supply pipe, the San Mateo County Fire Department, Office for Protection and Planning must be notified.

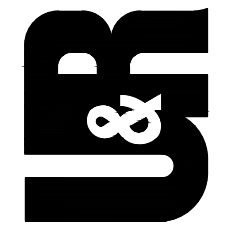
HYDRANT PRESSURE TEST & FLUSH
The installing contractor shall pressure test and flush the underground fire hydrant supply pipe as required. The flush and pressure test require verification by County Fire.

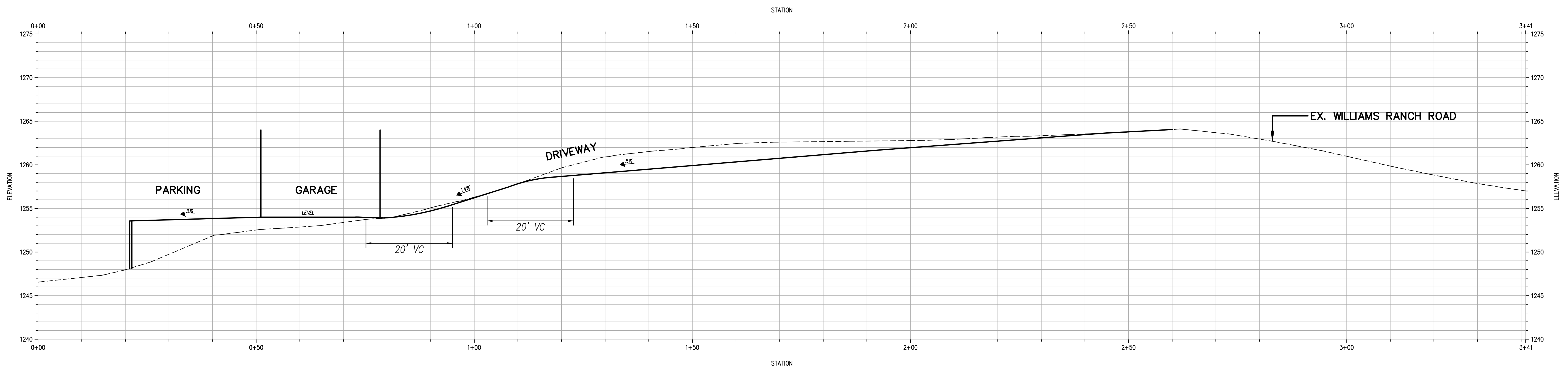
FIRE SPRINKLER PRESSURE TEST AND FLUSH
Prior to connecting the underground fire sprinkler supply pipe to the fire sprinkler riser, the pipe shall be pressure tested and flushed by the installing contractor, as required. If the underground piping is not to be connected to the riser immediately, the pipe shall be capped to prevent contamination.

REFERENCES: NFPA 1142, CFC Section 507, & Appendix B, BB. CA Code of Regulations, Title 14 Section 1275.00 - 1275.20.



DATE: 11-12-2021

DATE: _____
 REVISIONS: _____
 # DESC: _____
UNDERWOOD & ROSENBLUM, INC.
 CIVIL ENGINEERS AND SURVEYORS
 1533 Redwood Road, Suite 411A, San Jose, CA 95131
 (408) 452-1222
 www.underwood.com

 SIN RESIDENCE
 12660 WILLIAMS RANCH ROAD
 SAN MATEO COUNTY CALIFORNIA
 ACCESS ROAD PLAN
 Date 11-12-2021
 Scale 1"=20'
 Dwn by:
 Checked: FR
 Job J14113
 Sheet
C1.2



DRIVEWAY PROFILE
H: 1"=10' V: 1"=5'



DATE: 11-12-2021

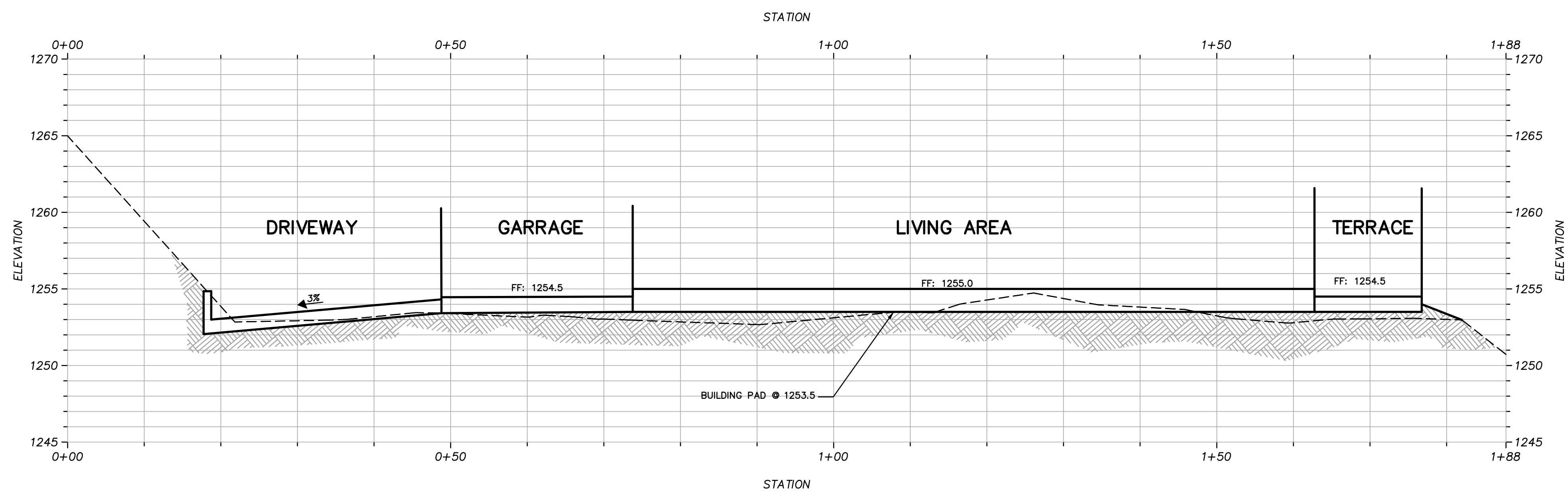
REVISIONS	DATE

UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1939 Redwood Road, Suite 1114, San Jose, CA 95131
(408) 452-1222
www.under.com

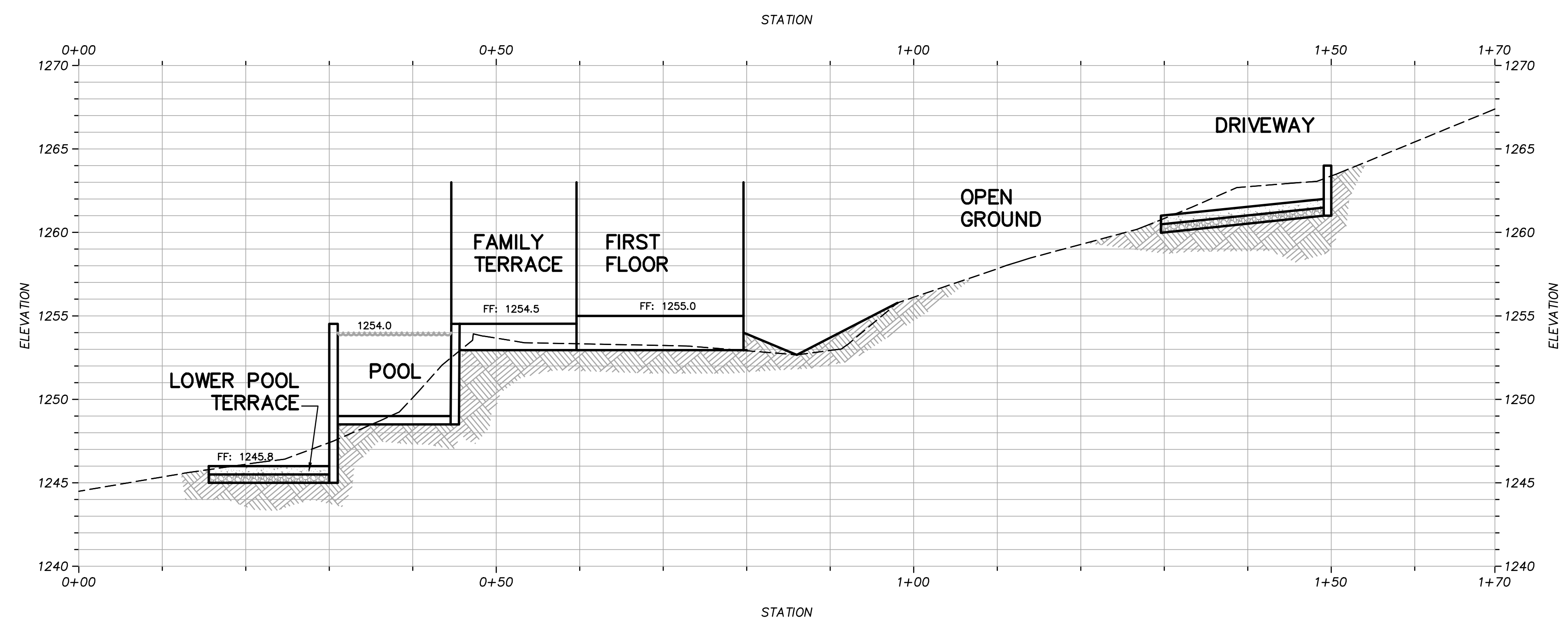
SIN RESIDENCE
12660 WILLIAMS RANCH ROAD
SAN MATEO COUNTY CALIFORNIA

GRADING AND DRAINAGE PLAN

Date 11-12-2021
Scale 1"=10'
Dwn by:
Checked: FR
Job J14113
Sheet
C2.1



GRADING SECTION X-X
H: 1"=10' V: 1"=5'



GRADING SECTION Y-Y
H: 1"=10' V: 1"=5'



DATE: 11-12-2021

REVISIONS	DATE

UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1030 Redwood Road, Suite 1115, San Jose, CA 95131
(408) 452-1222
www.under.com

SIN RESIDENCE
12660 WILLIAMS RANCH ROAD
SAN MATEO COUNTY CALIFORNIA

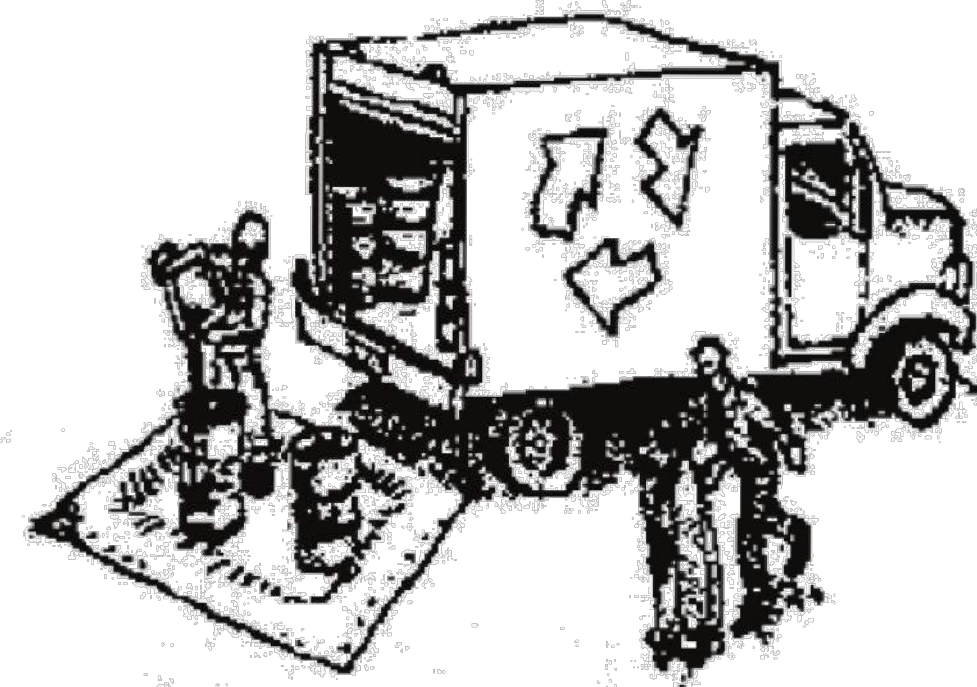
GRADING AND DRAINAGE PLAN

Date 11-12-2021
Scale 1"=10'
Dwn by:
Checked: FR
Job J14113
Sheet
CR.2

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



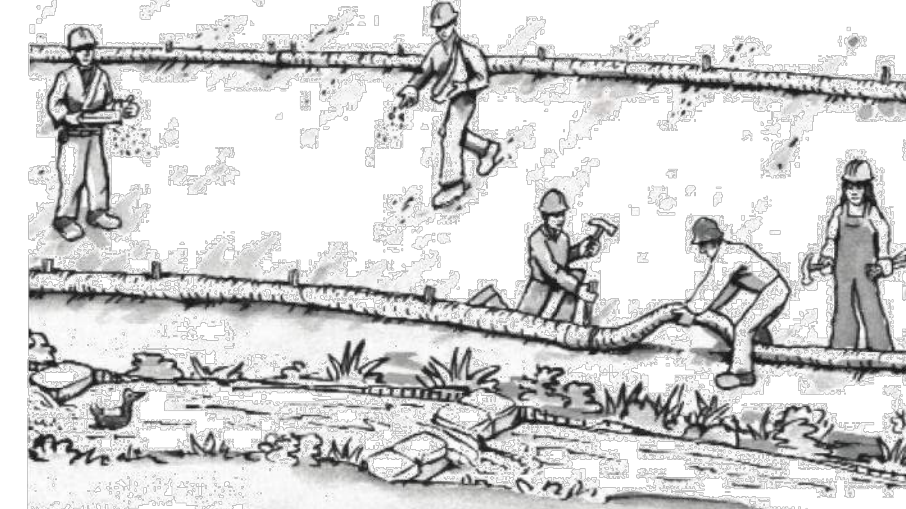
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving

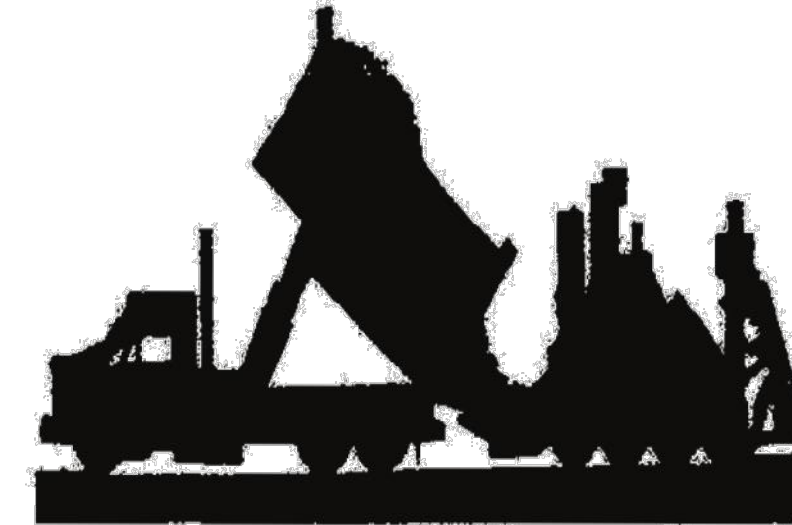


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant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

Contaminated Soils

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

Paving/Asphalt Work

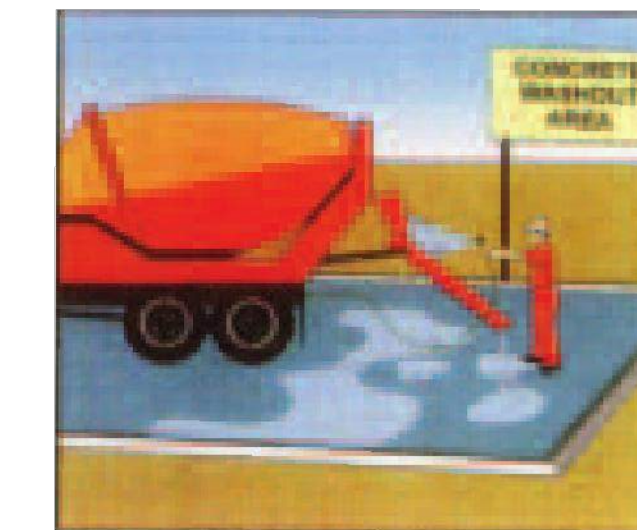


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of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

Sawcutting & Asphalt/Concrete Removal

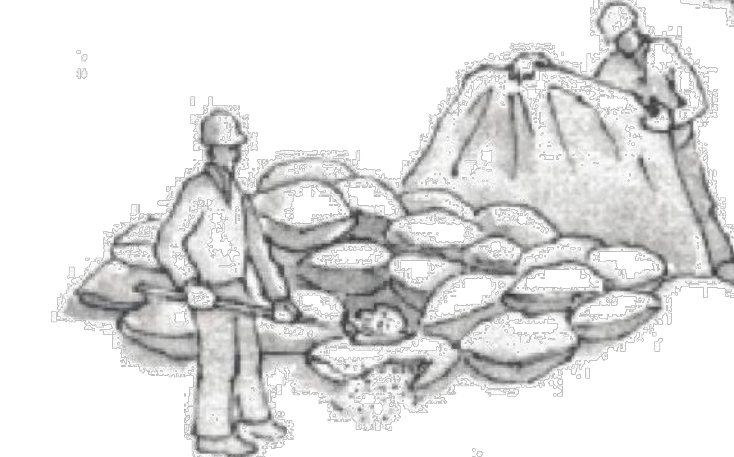
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Concrete, Grout & Mortar Application



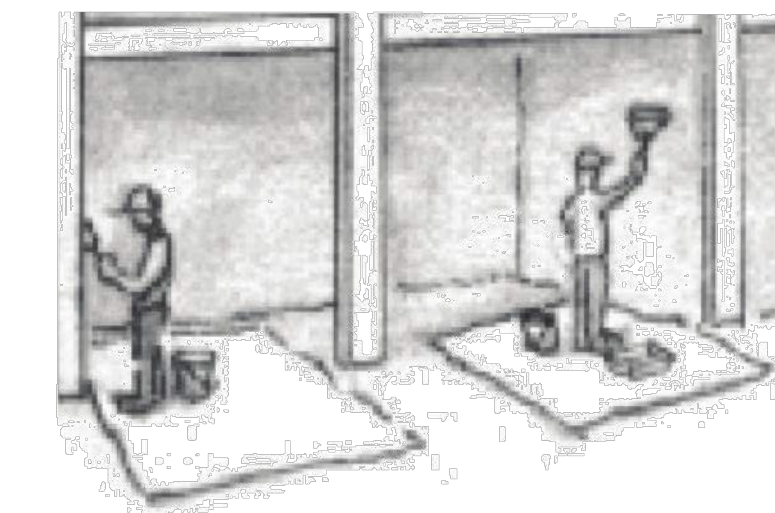
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

Landscaping



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

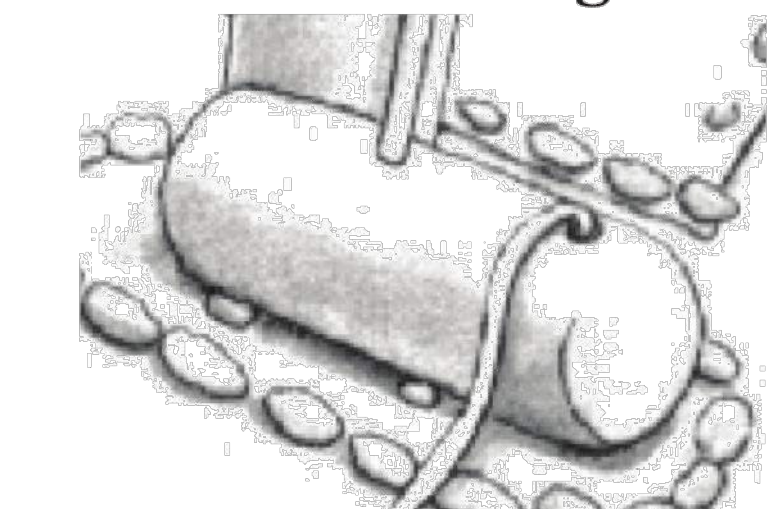
Painting & Paint Removal



Painting Cleanup and Removal

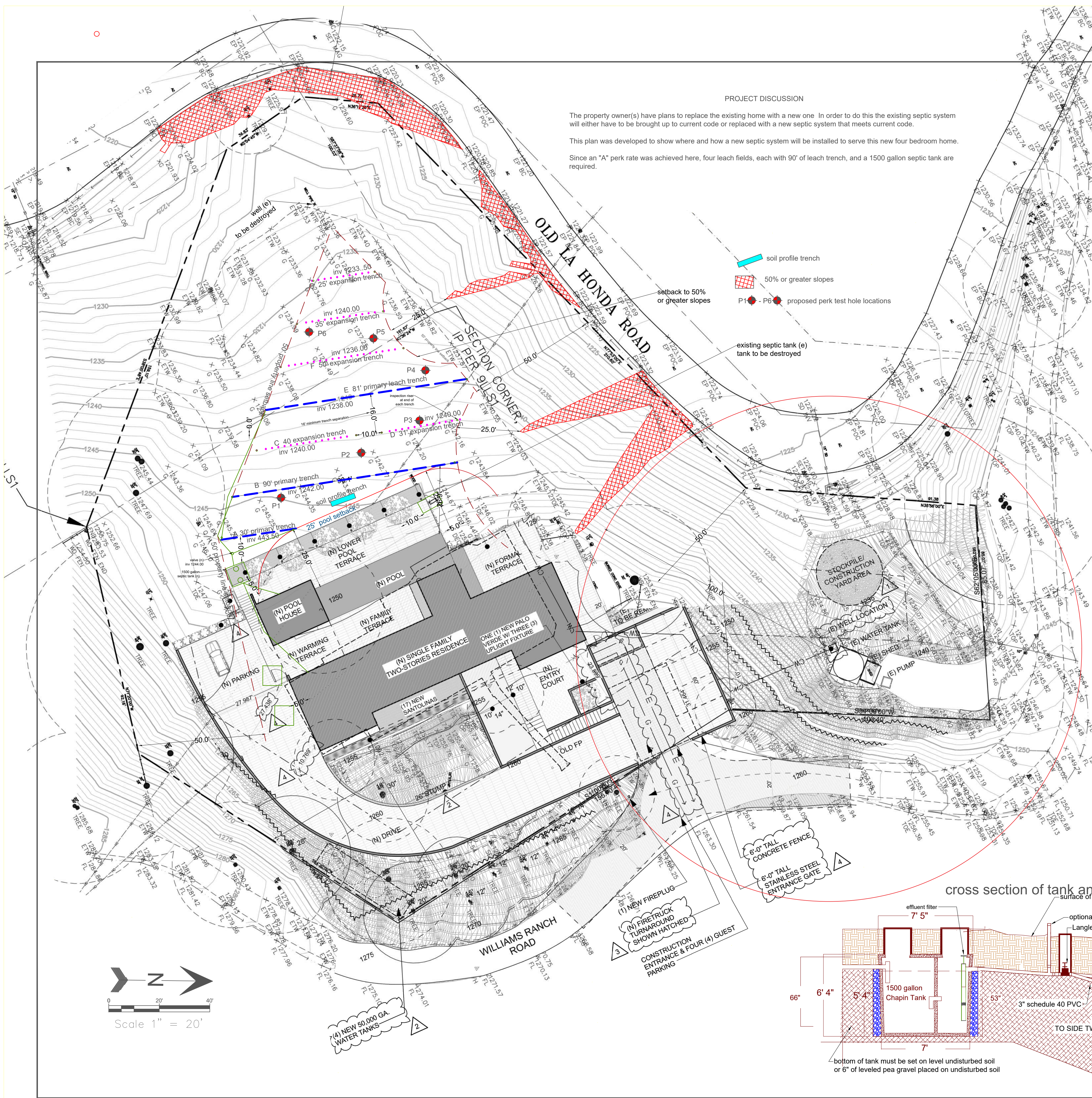
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to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

Dewatering



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

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



PROJECT DISCUSSION

The property owner(s) have plans to replace the existing home with a new one. In order to do this the existing septic system will either have to be brought up to current code or replaced with a new septic system that meets current code.

This plan was developed to show where and how a new septic system will be installed to serve this new four bedroom home.

Since an "A" perk rate was achieved here, four leach fields, each with 90' of leach trench, and a 1500 gallon septic tank are required.

- soil profile trench
- 50% or greater slopes
- setback to 50% or greater slopes
- P1, P6 proposed perk test hole locations
- existing septic tank (e) tank to be destroyed

SCOPE OF WORK

The following is a brief summary of work to be done under a permit issued by the County of San Mateo.

1. Destroy existing septic tank as per County guidelines;
 - a. Have tank pumped by a County approved septic pumper.
 - b. Break up the old tank and remove pieces from resulting hole.
 - c. Discard old tank as per County regulations (they can be disposed of at the Ox Mountain Landfill).
 - d. Refill hole with native soil or other suitable material and compact per project engineers specifications.
2. Abandon existing leach trenches in place. If encountered in the construction of new leach trenches the rock and pipe will be removed from the existing leach trench for a distance of 10' from any new leach trench, and the resultant trench will be backfilled with compacted native soil.
3. Install new 1500 gallon Don Chapin Pre-Cast septic tank in new location as shown on plan with Hancor risers and PolyLok lids.
4. Install new leach trenches as shown.
5. Install new valve as shown.
6. Connect new Selvage septic tank to valve and valve to leach trenches as shown.
7. Connect new sewer lateral to inlet of new tank.

All material and methods shall comply with San Mateo County regulations and policies. All work must be inspected and approved before covering it.

Nothing herein should be considered to be a warranty or guarantee of any kind and the designer liability is hereby limited to \$500 or the fee paid for the design whichever is less.

M. DESTRUCTION OF SEPTIC TANKS AND LEACH TRENCHES

OWTS, including septic tanks, can either be completely removed or properly abandoned in-place. Destruction of any element of an OWTS must be conducted under permit with Environmental Health and verified by Environmental Health staff. Permit application for septic system destruction must include the proposed method of destruction/disposal for all elements of the system.

1. **Septic Tanks.** Septic tanks can either be completely removed and properly disposed of or abandoned in place. In either case, both chambers of the septic tank must be pumped out by a pumping company certified to work in San Mateo County and the sewage must be disposed of in an approved manner.
 - a. The bottom of the empty septic tank must be broken-up or perforated to allow for bottom drainage.
 - b. The septic tank must be filled in with sand, native soil, or other approved material, and the material must be compacted as appropriate; and
 - c. The top of the septic tank must be removed or collapsed.
 2. **Complete Removal.** After pumping of residual sewage as described above, the septic tank must be rinsed, pumped of its rinsed water, and completely removed from the ground. The tank can then be recycled or disposed of depending upon the construction materials.
 3. **Abandonment In-Place.** After pumping of residual sewage as described above, the following steps must be completed:
 - a. The bottom of the empty septic tank must be broken-up or perforated to allow for bottom drainage.
 - b. The septic tank must be filled in with sand, native soil, or other approved material, and the material must be compacted as appropriate; and
 - c. The top of the septic tank must be removed or collapsed.
 4. **Leach Trenches.** Leach trenches can be removed, although such removal may not be necessary. If leach trench removal is necessary (i.e. for future construction or for geotechnical stability), such removal should be conducted as follows, or as may be modified in accordance with recommendations provided by a geotechnical professional:
 - a. Drainpipe (and conveyance pipe) removed and properly disposed;
 - b. Drain rock removed to the extent practicable and properly disposed; and
 - c. Trenches backfilled with native soil or other geotechnical appropriate material, and the material compacted as appropriate.
- Appropriate erosion control measures must be employed during any excavation or earth movement activities.

Langley Hill Quarry

Ph: 650-851-0126 • Septic Systems Installed & Repaired • Lic. No. A702033

SMC Certified Installer No. 01

SMC Soil Percolation Tester No. 01

Observed in Field By: *Steve Hartsell* Date: 12-17-19

1/2 HOUR INTERVALS	READINGS	HOLE #1	HOLE #2	HOLE #3	HOLE #4	HOLE #5	HOLE #6
1 0:00	FINISH	5 1/2"	1 5/8"	11 3/8"	6 3/4"	4 1/2"	5 3/8"
1 0:00	START	0R. 0.00"	4"	4"	4"	4"	4"
1 0:00	DIFF.	5 1/2"	1 5/8"	7 1/8"	2 3/8"	1 1/2"	1 1/8"
2 0:30	FINISH	10 1/2"	6 3/8"	11 3/8"	11 3/8"	5 1/2"	5 1/2"
2 0:30	START	10 1/2"	6 3/8"	11 3/8"	11 3/8"	5 1/2"	5 1/2"
2 0:30	DIFF.	10 1/2"	6 3/8"	11 3/8"	11 3/8"	5 1/2"	5 1/2"
3 1:00	FINISH	15 1/2"	7 1/8"	11 3/8"	11 3/8"	6 1/2"	6 1/2"
3 1:00	START	15 1/2"	7 1/8"	11 3/8"	11 3/8"	6 1/2"	6 1/2"
3 1:00	DIFF.	15 1/2"	7 1/8"	11 3/8"	11 3/8"	6 1/2"	6 1/2"
4 1:30	FINISH	20 1/2"	8 1/8"	11 3/8"	11 3/8"	7 1/2"	7 1/2"
4 1:30	START	20 1/2"	8 1/8"	11 3/8"	11 3/8"	7 1/2"	7 1/2"
4 1:30	DIFF.	20 1/2"	8 1/8"	11 3/8"	11 3/8"	7 1/2"	7 1/2"
5 2:00	FINISH	25 1/2"	9 1/8"	11 3/8"	11 3/8"	8 1/2"	8 1/2"
5 2:00	START	25 1/2"	9 1/8"	11 3/8"	11 3/8"	8 1/2"	8 1/2"
5 2:00	DIFF.	25 1/2"	9 1/8"	11 3/8"	11 3/8"	8 1/2"	8 1/2"
6 2:30	FINISH	30 1/2"	10 1/8"	11 3/8"	11 3/8"	9 1/2"	9 1/2"
6 2:30	START	30 1/2"	10 1/8"	11 3/8"	11 3/8"	9 1/2"	9 1/2"
6 2:30	DIFF.	30 1/2"	10 1/8"	11 3/8"	11 3/8"	9 1/2"	9 1/2"
7 3:00	FINISH	35 1/2"	11 1/8"	11 3/8"	11 3/8"	10 1/2"	10 1/2"
7 3:00	START	35 1/2"	11 1/8"	11 3/8"	11 3/8"	10 1/2"	10 1/2"
7 3:00	DIFF.	35 1/2"	11 1/8"	11 3/8"	11 3/8"	10 1/2"	10 1/2"
8 3:30	FINISH	40 1/2"	12 1/8"	11 3/8"	11 3/8"	11 1/2"	11 1/2"
8 3:30	START	40 1/2"	12 1/8"	11 3/8"	11 3/8"	11 1/2"	11 1/2"
8 3:30	DIFF.	40 1/2"	12 1/8"	11 3/8"	11 3/8"	11 1/2"	11 1/2"
9 4:00	FINISH	45 1/2"	13 1/8"	11 3/8"	11 3/8"	12 1/2"	12 1/2"
9 4:00	START	45 1/2"	13 1/8"	11 3/8"	11 3/8"	12 1/2"	12 1/2"
9 4:00	DIFF.	45 1/2"	13 1/8"	11 3/8"	11 3/8"	12 1/2"	12 1/2"
10 4:30	FINISH	50 1/2"	14 1/8"	11 3/8"	11 3/8"	13 1/2"	13 1/2"
10 4:30	START	50 1/2"	14 1/8"	11 3/8"	11 3/8"	13 1/2"	13 1/2"
10 4:30	DIFF.	50 1/2"	14 1/8"	11 3/8"	11 3/8"	13 1/2"	13 1/2"

APPLICANTS NAME: LANGLEY HILL QUARRY PHONE: 650-851-0126

OWNERS NAME: BUDI LEONARDI/SIMON SIN APN: 078-120-050

ADDRESS: 12660 Williams Ranch Rd., Woodside, CA 94062

SIZE OF PARCEL: WATER SOURCE: WELL SUBDIVISION: SMC

WET WEATHER TESTING REQUIRED? YES NO DEPTH TO GROUND WATER: 16" DRY

SOIL LOG:

SOIL PROFILE RESULTS

CONVENTIONAL SYSTEMS

SR #: 078-120-050 DATE OF INSPECTION: 12-18-2019

APN #: 078-120-050 OWNER: Budi Leonard/Simon Sin

APPLICANT: Budi Leonard/Simon Sin

SITE ADDRESS: 12660 Williams Ranch Road, Woodside, CA 94062

CONDUCTED BY: Steve Hartsell CHECKED BY: Allison Fang

HOLE #	DESCRIPTION
1	0-15" Brown sandy clay roots present structure massive
2	1.5-13" Tan yellow sandy clay structure angular blocky
3	13-16" clay loam structure massive
4	maximum depth 16' no water seen

COMMENTS:

S. R. Hartsell

S.R. Hartsell, REHS
202 Waterford Drive
Vacaville, CA 95688
email: shartsell@gmail.com phone: (650) 888-2419

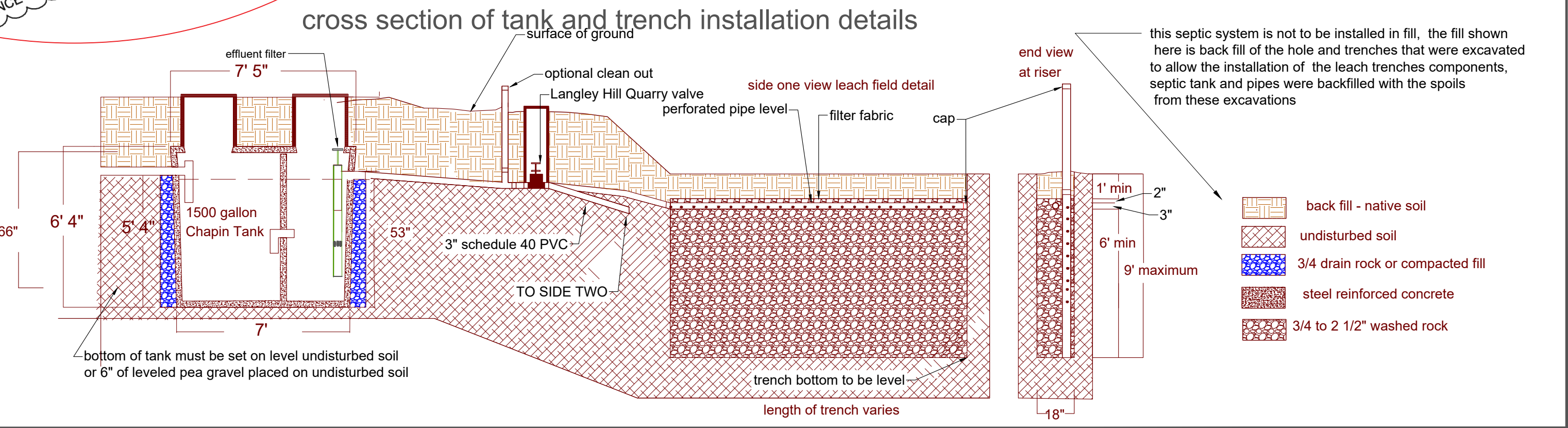
septic system plan

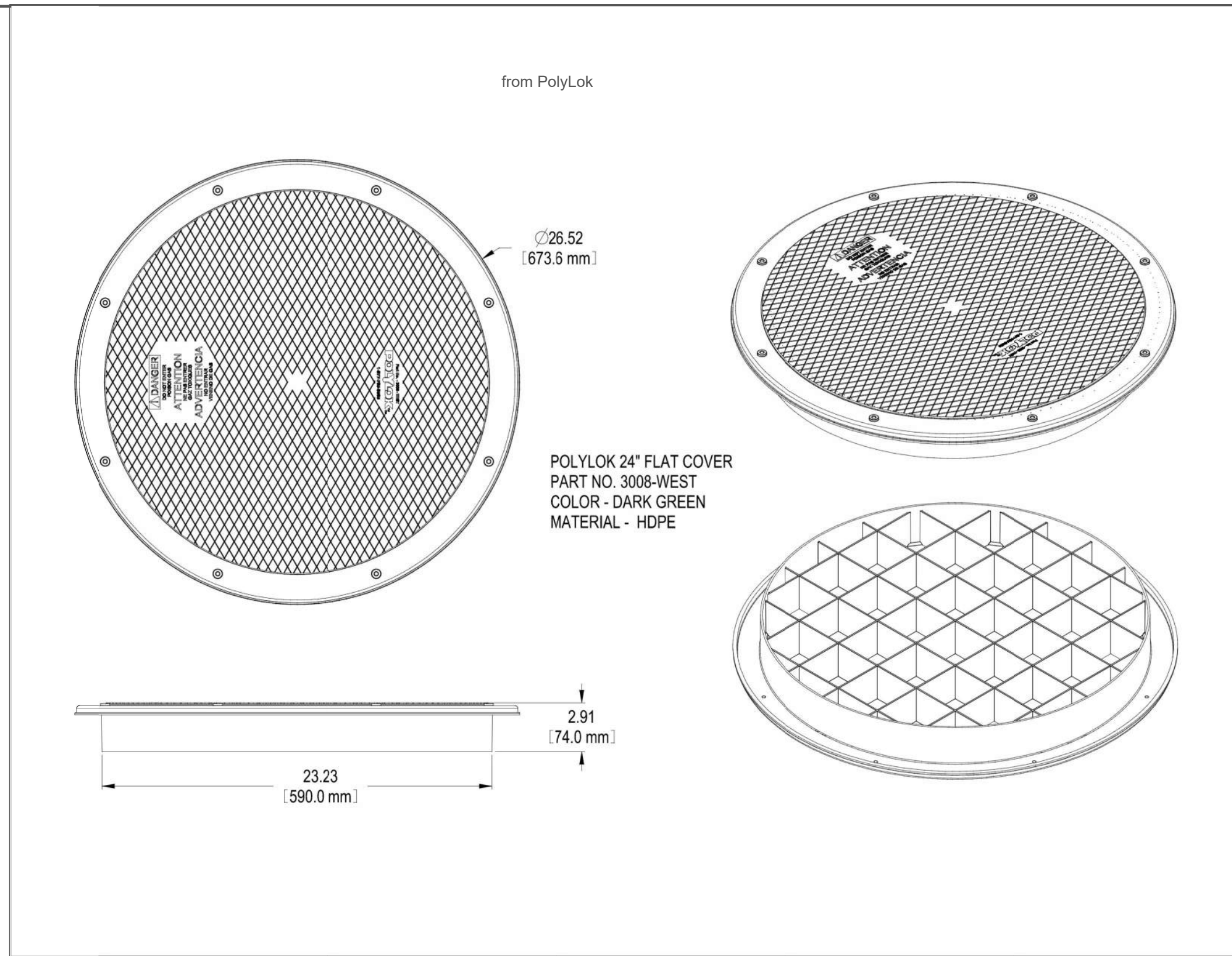
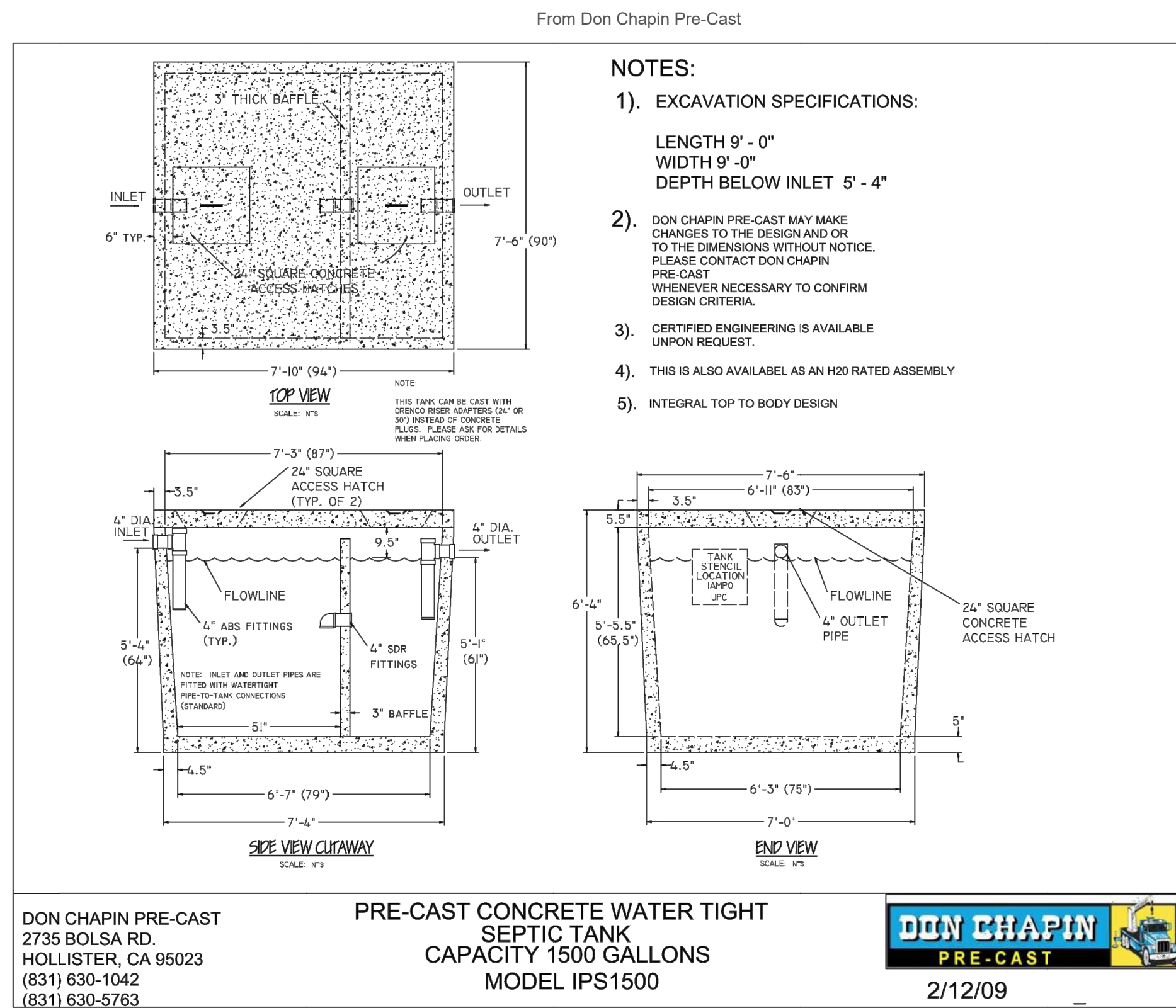
12660 WILLIAMS RANCH ROAD
WOODSIDE, CA 94062
APN 078-120-050

7-6-2020
by SRH
scale as noted

onsite 1

1 of 2





from Orenco Systems Inc.

Orenco® Technical Data Sheet

4-inch (100-mm) Biotube® Effluent Filters

Applications

Orenco® 4-inch Biotube® Effluent Filters are designed to remove solids from effluent leaving residential septic tanks. They can be used in new and existing tanks at flows of up to 1200 gpd.

General

Orenco 4-inch Biotube Effluent Filters (U.S. Patents No. 4,439,323 and 5,492,635) are used to improve the quality of effluent exiting a septic tank in a residential septic system. Increased effluent quality improves system performance and extends drainfield life. The Biotube cartridge fits tightly in the vault and is removable for maintenance, and the tee handle can be extended for easy removal of the cartridge.

Standard Models

FTS0444-36, FTS0444-36M, FTW0436-28, FTW0436-28M
FTW0444-36, FTW0444-36M

Nomenclature

FT S 04 36 - 36

Flow modulator and float switch bracket options:
Blank = no options selected
M = flow modulation plate installed
A = float switch bracket installed

Cartridge height, in. (mm):
28 = 28 (710), standard
36 = 36 (914), standard

Filter housing height, in. (mm):
36 = 36 (914), standard
44 = 44 (1118), standard

4-in. (100-mm) filter diameter

Outlet tee:
W = 1/2" Type 3034 outlet tee
S = 1/2" Schedule 40 outlet tee

Filter mesh options:
Blank = 1/4"-1/8" (3-mm) filter mesh
P = 1/4"-1/8" (1.5-mm) filter mesh

Biotube® effluent filter

Materials of Construction

Vault PVC
Biotube® cartridge Polypropylene and polyethylene
Handle components PVC, polyethylene, stainless steel

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Orenco® 4-inch (100-mm) Biotube® Effluent Filters

Air vent (on optional flow modulation plate)
Discharge orifice (on optional flow modulation plate)

Specifications

Model	FTS0444-36 / FTS0444-36M FTW0444-36 / FTW0444-36M	FTW0436-28 / FTW0436-28M
D - Vault height, in. (mm)	44.00 (1118)	36.00 (914)
A - Cartridge height, in. (mm)	36.00 (915)	28.00 (710)
C - Inlet hole height*, in. (mm)	21.25 (540)	19.25 (489)
B - Nominal diameter, in. (mm)	4.00 (100)	4.00 (100)
Number of inlet holes	8	8
Inlet hole diameter, in. (mm)	1.13 (29)	1.13 (29)
Number of discharge orifices	1 or 2 [†]	1 or 2 [†]
Discharge orifice diameter, in. (mm)	4.00 or 0.25 (100 or 6) [‡]	4.00 or 0.25 (100 or 6) [‡]
Discharge coupling diameter, in. (mm)	4.00 (100)	4.00 (100)
Number of air vents	1	1
Air vent diameter, flow modulation plate, in. (mm)	0.50 (13)	0.50 (13)
Filter surface area [§] , ft ² (m ²)	5.1 (0.50)	3.9 (0.40)
Flow area ^{**} , ft ² (m ²)	1.5 (0.15)	1.2 (0.12)

[†] Inlet hole height can vary depending on the configuration of the tank. Optimum hole height is 70% of the minimum liquid level.
[‡] Available on optional flow modulation plate.
[§] Filter area is defined as the total surface area of all individual Biotubes® within the filter cartridge.
^{**} Flow area is defined as the total open area (or area of the mesh openings) of all the individual Biotubes within the filter cartridge.

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APN 078-120-050

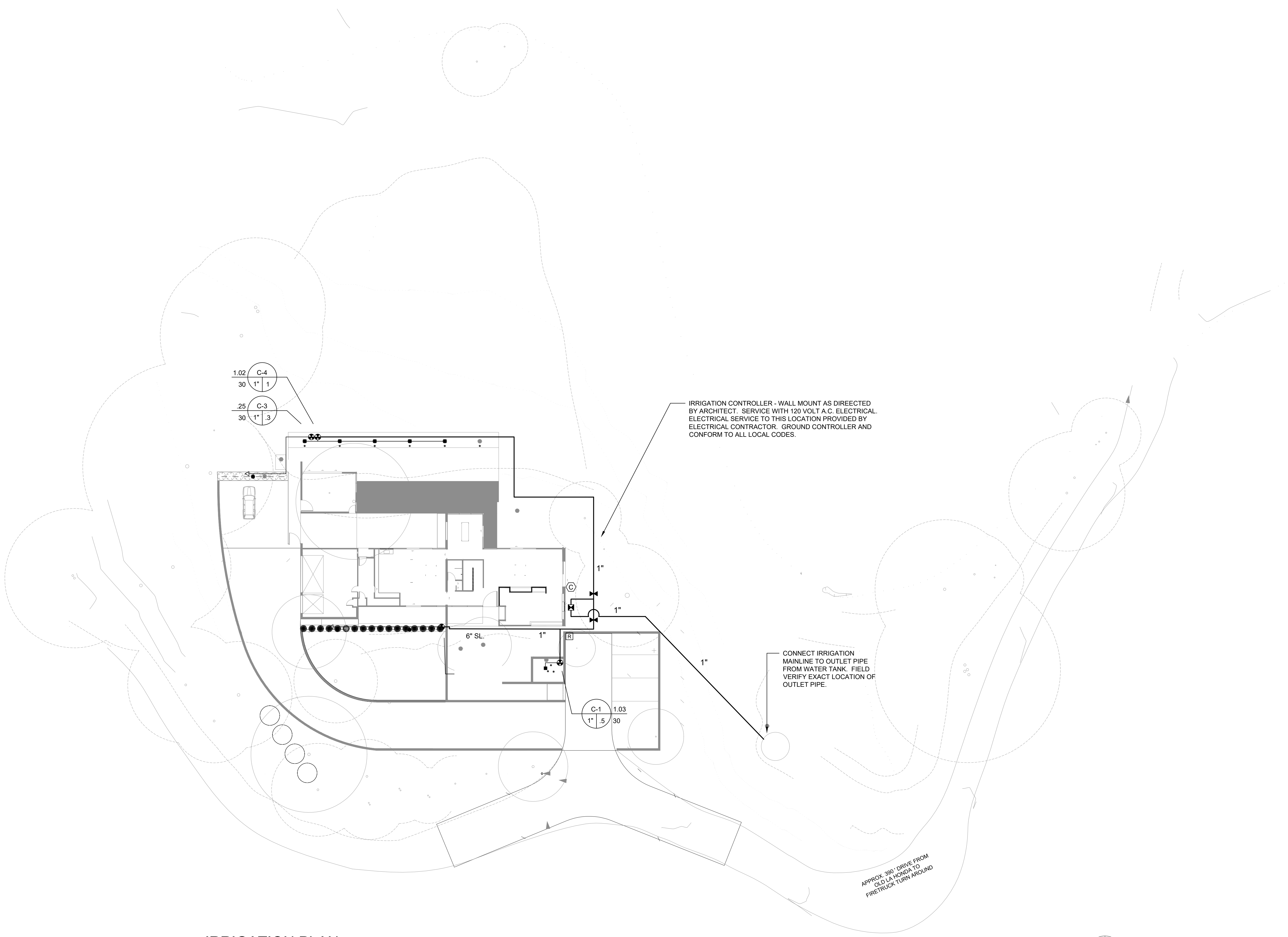
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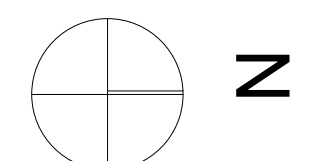
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1 IRRIGATION PLAN
 SCALE: 1" = 20'



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Revisions:

IRRIGATION PLAN
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IRRIGATION NOTES

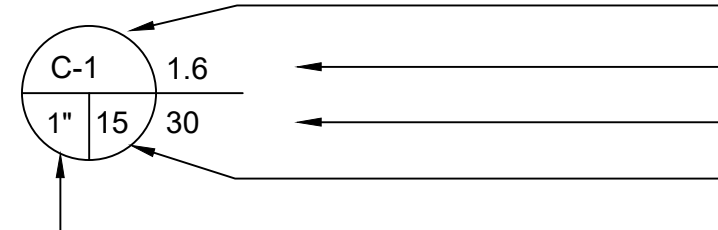
- THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT THE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.
- CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
- DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
- EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
- REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.
- SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- WIRE CONNECTORS SHALL BE 3M-DBRY-6 DIRECT BURY UNLESS OTHERWISE NOTED.
- INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
- THOROUGHLY FLUSH MAIN LINE BEFORE INSTALLING VALVES.
- IN LOCATIONS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
- ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
- NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.
- LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
- IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCH AND FREE OF ROCKS AND OTHER FOREIGN COURSE MATERIAL. COMPACT BACKFILL TO A MINIMUM OF 90 PERCENT OF ORIGINAL SOIL DENSITY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.
- CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
- ALL CONSTANT PRESSURE PIPES SHALL BE TESTED AT A MINIMUM OF 125 PSI FOR TWO HOURS. CENTER LOAD PIPING WITH A SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTINGS SHALL BE COVERED. REPAIR FAULTY JOINTS WITH NEW MATERIALS. DO NOT USE CEMENT OR CAULKING TO REPAIR LEAKS.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN BELOW. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: 1 GPM AT 50 PSI.
- CONTRACTOR SHALL VERIFY REMOTE AND WEATHER SENSOR RECEPTION TO THE RECEIVER PRIOR TO INSTALLING THE CONTROLLER. IF SIGNAL IS TOO WEAK, EXTEND THE RECEIVER OUT TO A MAXIMUM OF 10' FROM THE CONTROLLER USING A 6 PIN PHONE CABLE WITH FEMALE ADAPTER. IF RECEPTION IS STILL TOO WEAK, CONTACT THE LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.
- OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
- NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
- AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:
 - INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES
 - CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
 - COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
 - COMPLETE AND DATED MANUFACTURER'S WARRANTIES.
- AT COMPLETION OF MAINTENANCE PERIOD, PROVIDE OWNER WITH THREE (3) EACH OF ALL OPERATING AND SERVICING KEYS AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL HEADS AND VALVES. PROVIDE TWO (2) EACH OF KEYS TO CONTROLLER CABINET.

DRIP IRRIGATION NOTES:

- THE CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS, AND GROUNDCOVER AS INDICATED ON THE IRRIGATION PLAN AND DETAILS.
- EMITTERS ARE NOT SHOWN ON THE IRRIGATION PLAN. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION PLAN AND THE DRIP IRRIGATION DETAILS AS A GUIDE, WHILE USING THE PLANTING PLAN FOR THE LOCATION AND QUANTITIES OF EMITTERS.
- EACH 15 GALLON SHRUB SHALL RECEIVE THREE 1 GPH EMITTERS DISTRIBUTED EVENLY AROUND SHRUB (TWO SHALL BE ON UPHILL SIDE OF SHRUB), VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.
- EACH 5 GALLON SHRUB SHALL RECEIVE TWO 1 GPH EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.
- EACH 1 GALLON SHRUB SHALL RECEIVE TWO 1/2 GPH EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.
- INSTALL THE EMITTERS ON TOP OF THE ROOT BALL AND AS FAR FROM THE TRUNK OF THE PLANT AS POSSIBLE.
- DISTRIBUTION TUBING SHALL BE A MAXIMUM OF 5' IN LENGTH FROM 1/2" TUBING TO EMITTER. EACH LENGTH OF 1/2" DRIP TUBING SHALL BE A MAXIMUM OF 25'.
- INSTALL FLUSH VALVES AT THE END OF THE RIGID PVC AS SHOWN ON PLANS.
- ALL PVC LATERAL PIPE TO DRIP TUBING SHALL BE 3/4" UNLESS OTHERWISE NOTED.
- THE DRIP EMITTER SYSTEM LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION AND AFTER PLANTING HAS BEEN COMPLETED.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE	MAX. RADIUS	MAX. SPACING
■	HEB-40	HUNTER PRESSURE COMPENSATING DRIP BUBBLER	25	4 GPH	-	-
NOT SHOWN	HE-10-B, HE-050-B	HUNTER SINGLE OUTLET EMITTER	25	1 GPH, 1/2 GPH	-	-
●	-	COMPRESSION FITTING STUB-OUT FROM PVC RIGID PIPE TO POLY TUBING				
△	EBV-0500-S	KBI BALL VALVE FOR FLUSHING				
⊕	ICZ-101-25 / LT-1000-T	HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / KBI PVC BALL VALVE				
✂	T-113IRR	NIBCO GATE VALVE (LINE SIZE)				
⊠	975XL2-3/4"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER				
Ⓜ	WSS-SEN	HUNTER SOLAR SYNC WIRELESS WEATHER SENSOR				
Ⓞ	IC-600-PL	HUNTER I-CORE MODULAR CONTROLLER (6 STATIONS) - WALL MOUNT				
		CONTROLLER AND STATION NUMBER				
		APPLICATION RATE (INCHES)				
		OPERATING PRESSURE (PSI) OR AIR RELIEF VALVE QUANTITY				
		APPROXIMATE GALLONS PER MINUTE				
		REMOTE CONTROL VALVE SIZE				
		MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.				
		LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.				
		DRIP TUBING: TORO T-EHD1645 BLUE STRIPE HOSE WITH TORO TRI-LOC FITTINGS. 6" COVER. DISTRIBUTION TUBING: TORO EHW0437-010 1/4" HOSE.				
		SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.				



CITY OF WOODSIDE LANDSCAPE WATER USE STATEMENT	
PROJECT NAME:	SIN RESIDENCE
PROJECT ADDRESS:	12660 WILLIAM RANCH RD WOODSIDE, CA
PREPARED BY:	JANET LUEHRS (CID, CLIA #43274) BROOKWATER INC. IRRIGATION CONSULTANTS 480 SAINT JOHN STREET, SUITE 220 PLEASANTON, CA 94566 925-855-0417 925-855-0357 (FAX) Janet@Brookwater.com (e-mail)
"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."	
Signed: <i>Janet Luehrs</i>	
PART ONE	MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
	MAWA = ETo x .62 x [(ETAFxHA) + ((1-ETAF) x SLA)]
YEARLY ETo	42.8
CONVERSION FACTOR	0.62
ETAF	0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA)	1,283 SQUARE FEET
SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
LANDSCAPE WATER ALLOWANCE	18,721 GALLONS PER YEAR
TOTAL ACRE FEET	0.06 ACRE FEET
PART TWO	ESTIMATED TOTAL WATER USE (ETWU)
(AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)	
AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.47
ETWU FOR REGULAR LANDSCAPE AREAS	15,918 GALLONS PER YEAR
SITE WIDE ETAF	0.47
ETWU FOR ALL LANDSCAPE AREAS	15,918 GALLONS PER YEAR
TOTAL ACRE FEET	0.05 ACRE FEET

SIN RESIDENCE WATER EFFICIENT LANDSCAPE WORKSHEET										
Reference Evapotranspiration (Eto)		42.79								
ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOO**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
C-1	TREE	LW	0.30	B	0.81	0.38	13	5	133	1.0%
C-2	SHRUB	LW	0.30	D	0.81	0.38	170	65	1,724	13.3%
C-3	SHRUB	LW	0.30	D	0.81	0.38	112	43	1,141	8.7%
C-4	TREE	LW	0.30	B	0.81	0.38	63	24	637	4.9%
POOL / SPA COVERED		WF	0.50		1.00	0.50	925	463	12,283	72.1%
TOTALS (REGULAR LANDSCAPE AREAS)							1,283	600	15,918	100.0%
SPECIAL LANDSCAPE AREA										
							0	0	0	0.0%
TOTALS (SPECIAL LANDSCAPE AREAS)							0	0	0	0.0%
TOTALS FOR ALL AREAS							1,283	600	15,918	100%

HYDROZONE SUMMARY

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	0	0.0%
Low Water Use Plants (LW)	358	27.9%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	925	72.1%
Special Landscape Area (SLA)	0	0.0%
TOTAL	1,283	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	0	0.0%
Bubbler (B)	76	21.2%
Drip (D)	282	78.8%
In-Line Drip (DL)	0	0.0%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

MODERN HOUSE

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Curt Cline Architect

PLANNING REVIEW SET
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 12660 WILLIAMS RANCH RD
 WOODSIDE, CA

Revisions:

IRRIGATION NOTES AND LEGENDS

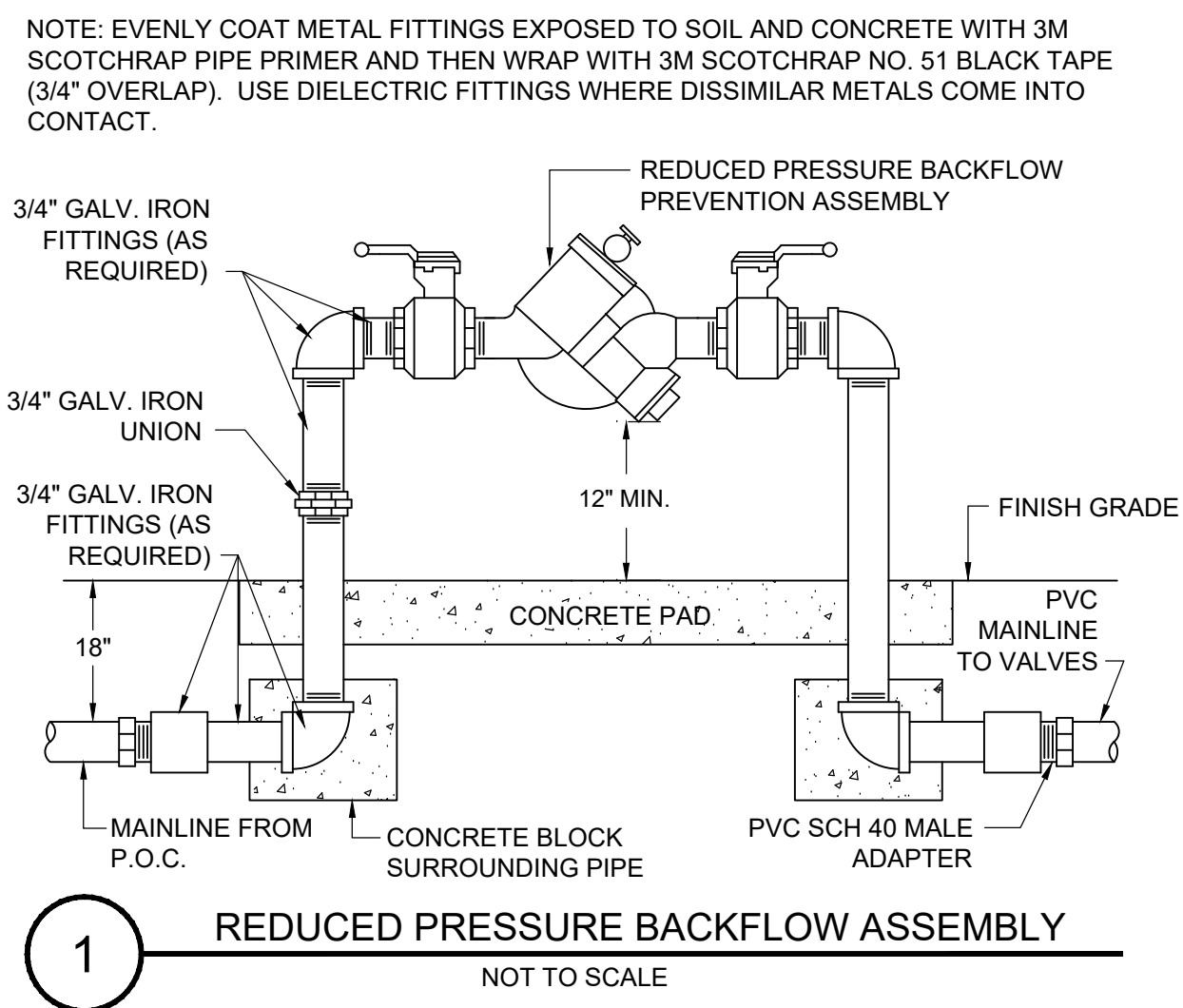
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DATE: 3/24/22

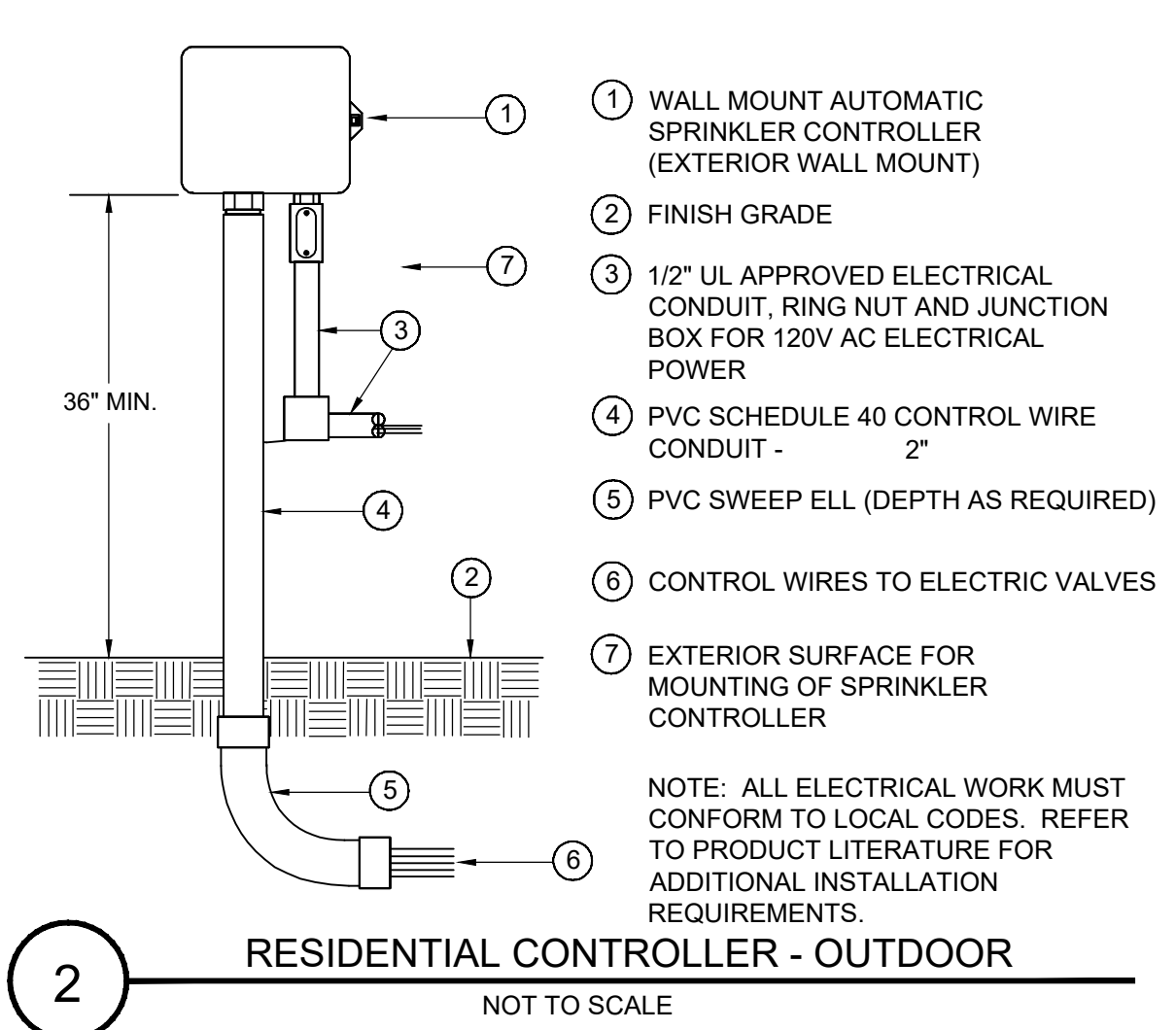
SHEET: **11.1**


BROOKWATER
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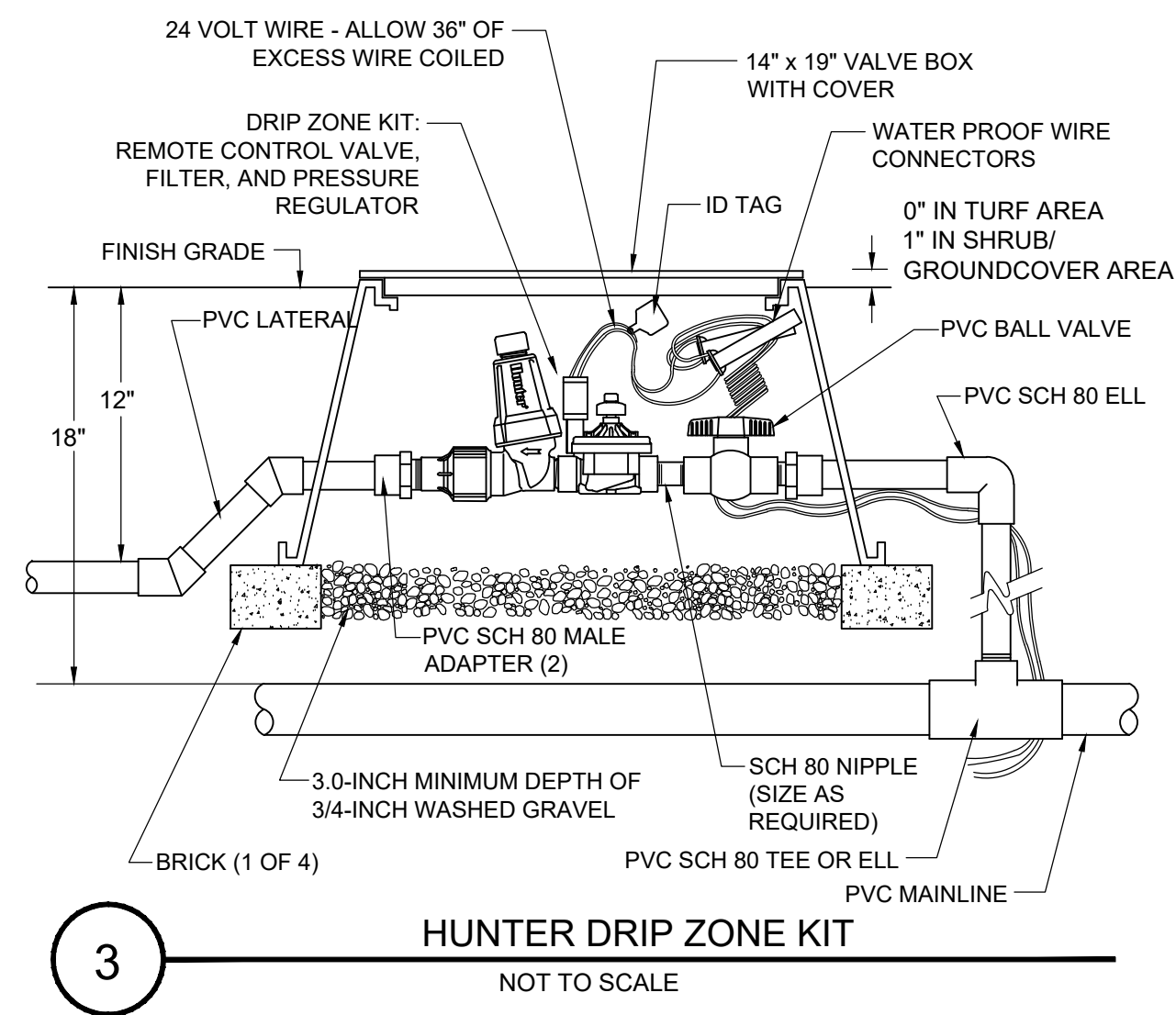
FILE PATH: /Users/moderndesign/ArchCAD/ArchCAD/000 ARCHICAD FILES/SIN ARCHICAD/SIN PLANNING_2022-02-28.pln • LAST SAVED BY: NaitsumiMHA • PRINTED ON 3/24/22 @ 8:29 AM
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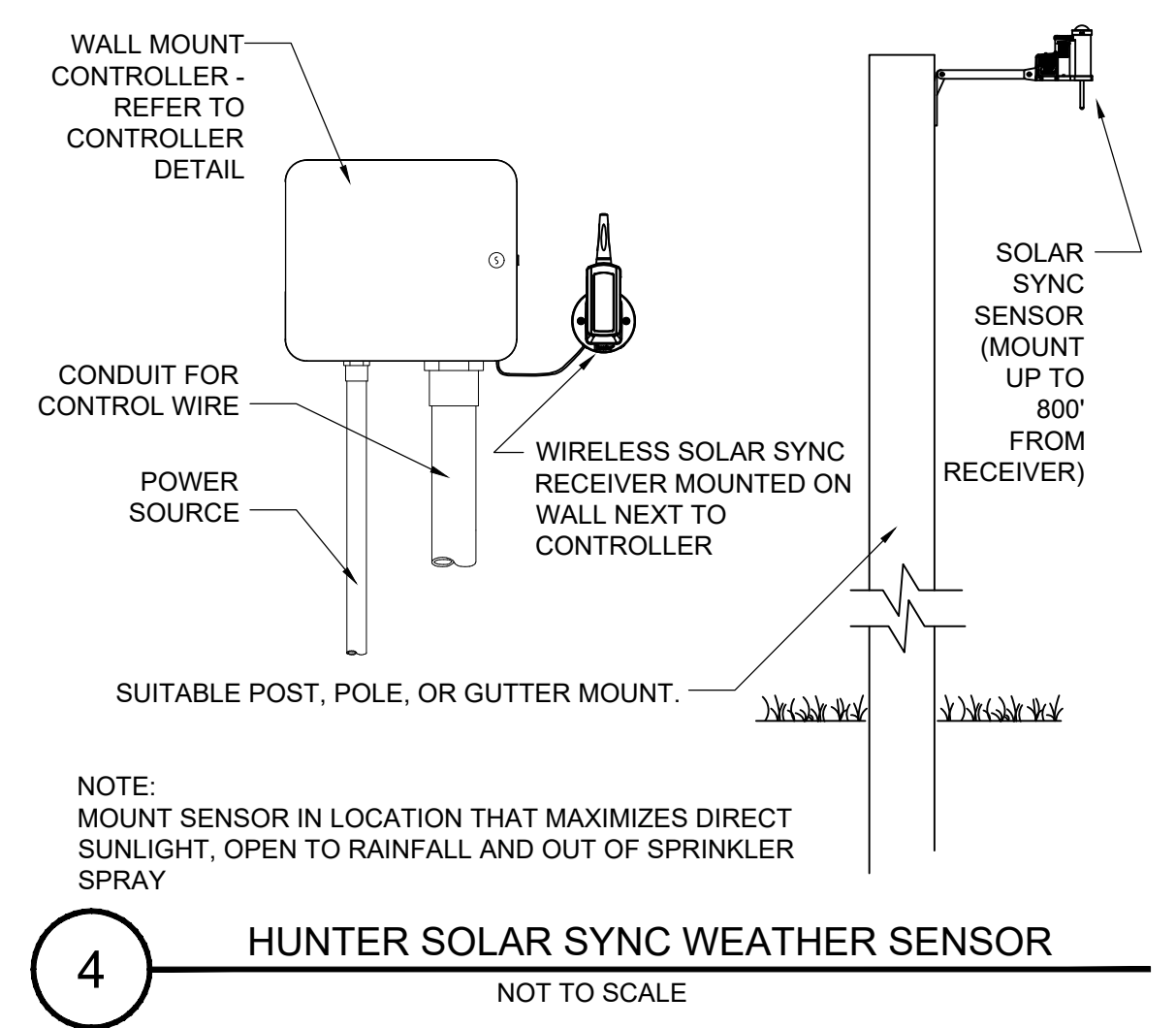
1 REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



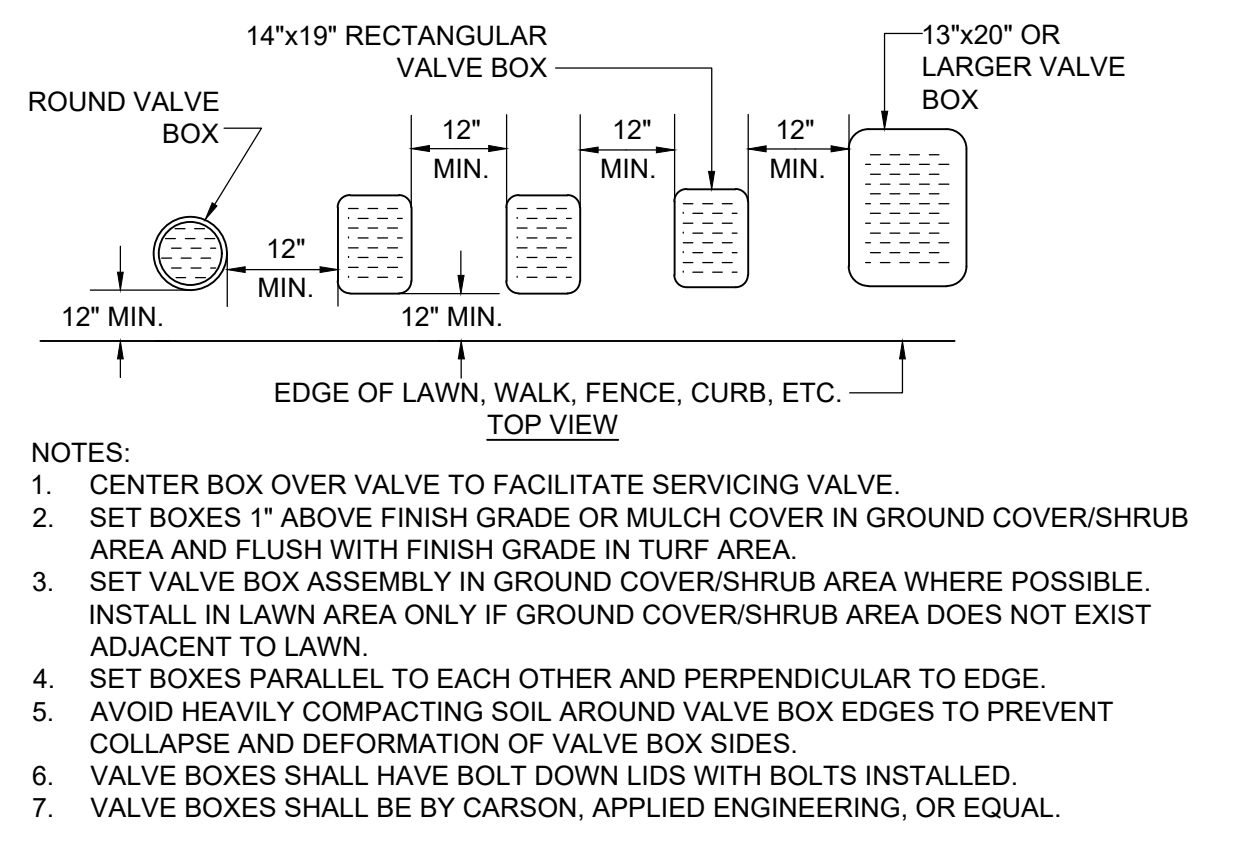
2 RESIDENTIAL CONTROLLER - OUTDOOR
NOT TO SCALE



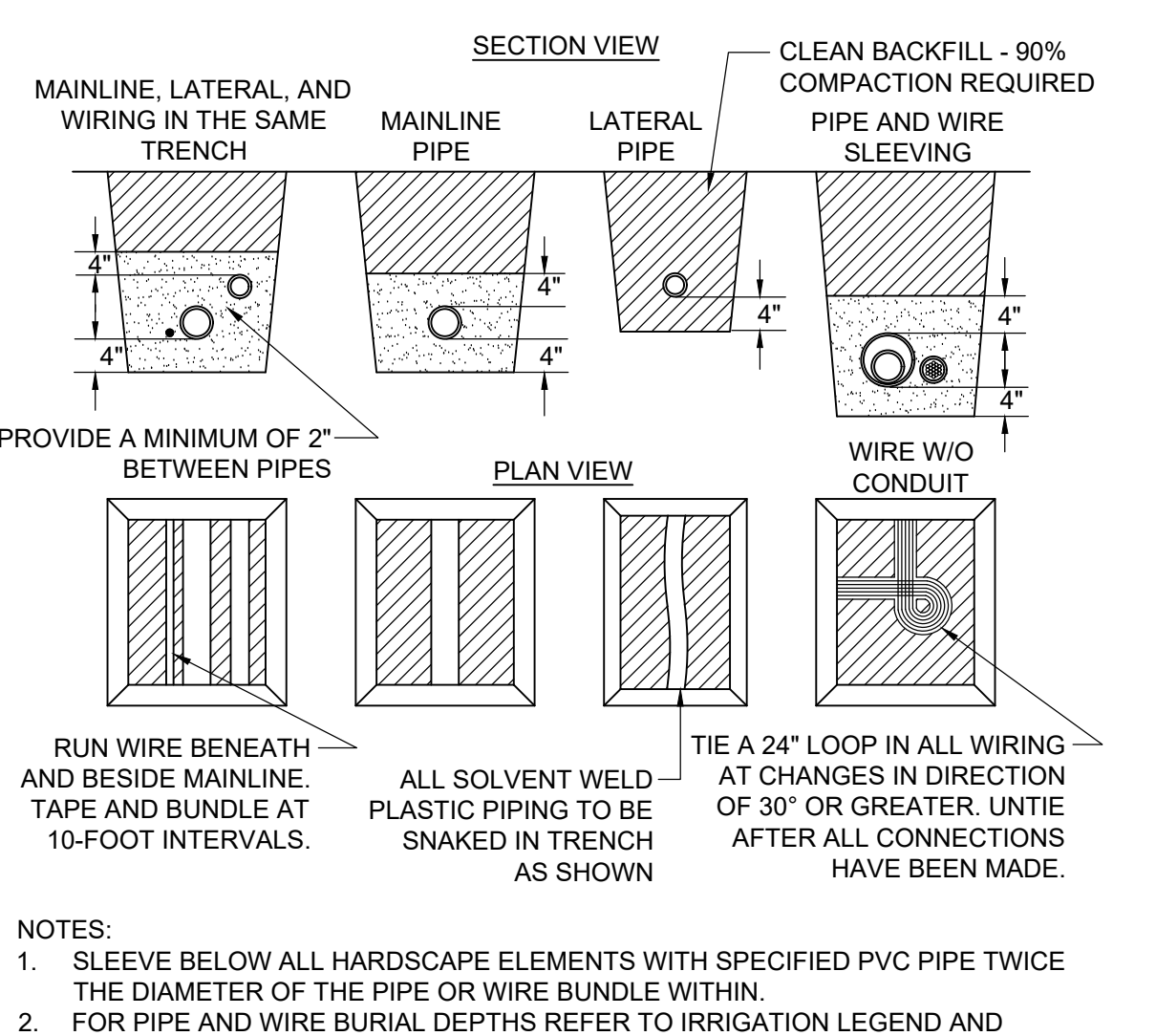
3 HUNTER DRIP ZONE KIT
NOT TO SCALE



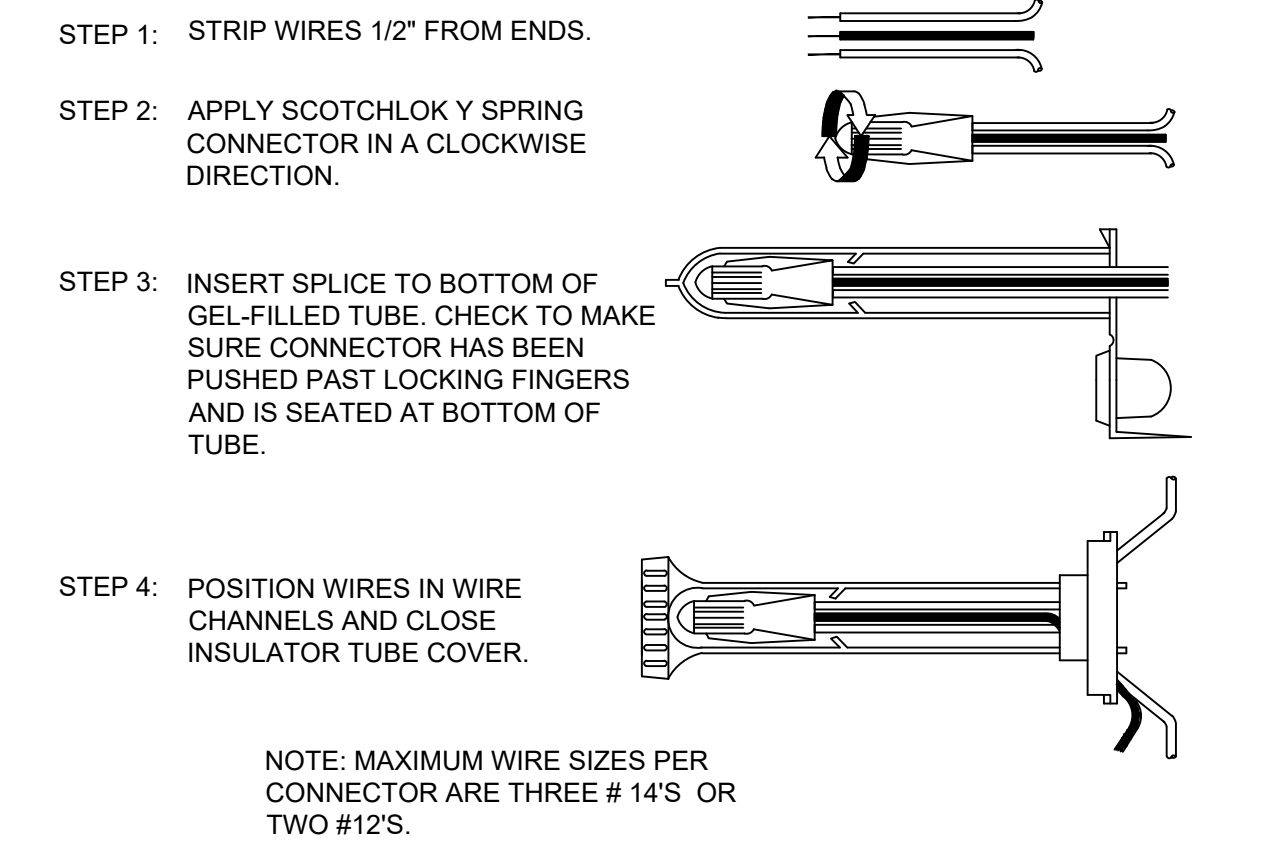
4 HUNTER SOLAR SYNC WEATHER SENSOR
NOT TO SCALE



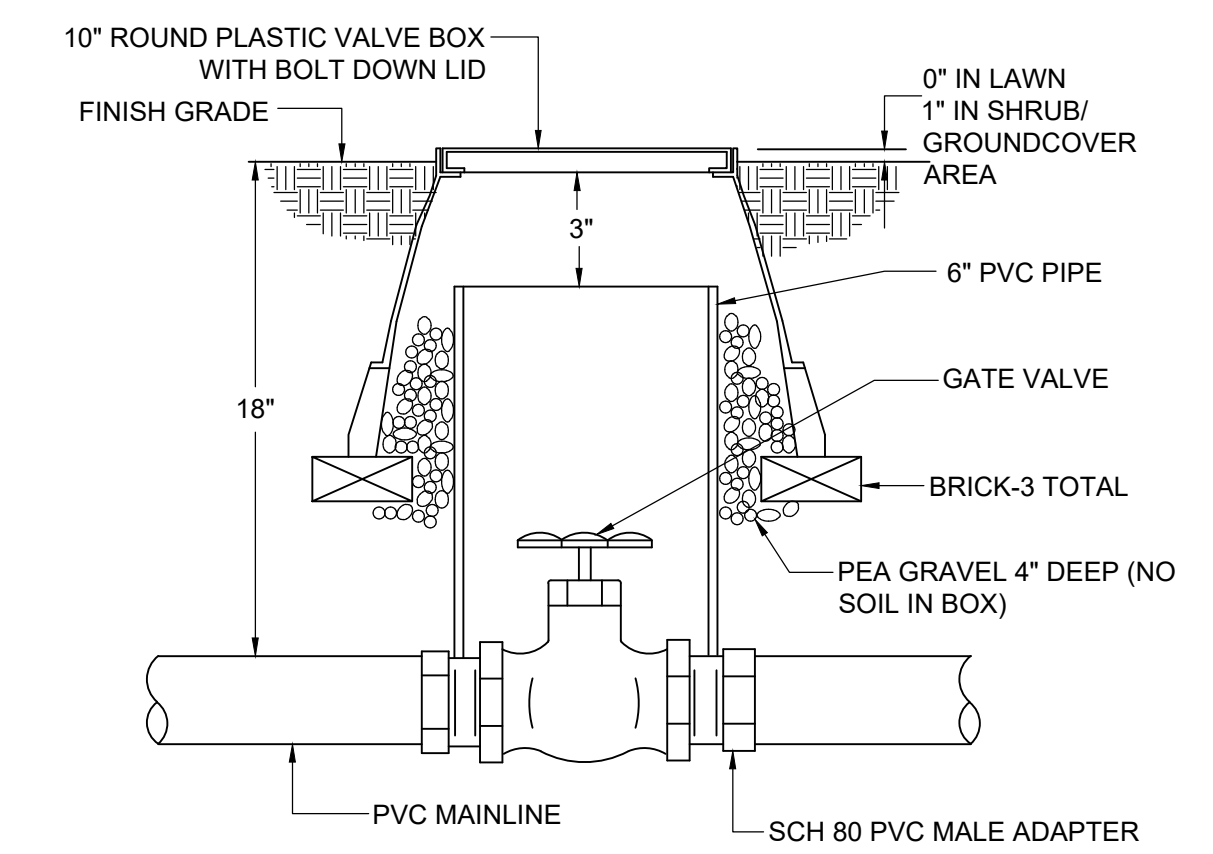
5 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE



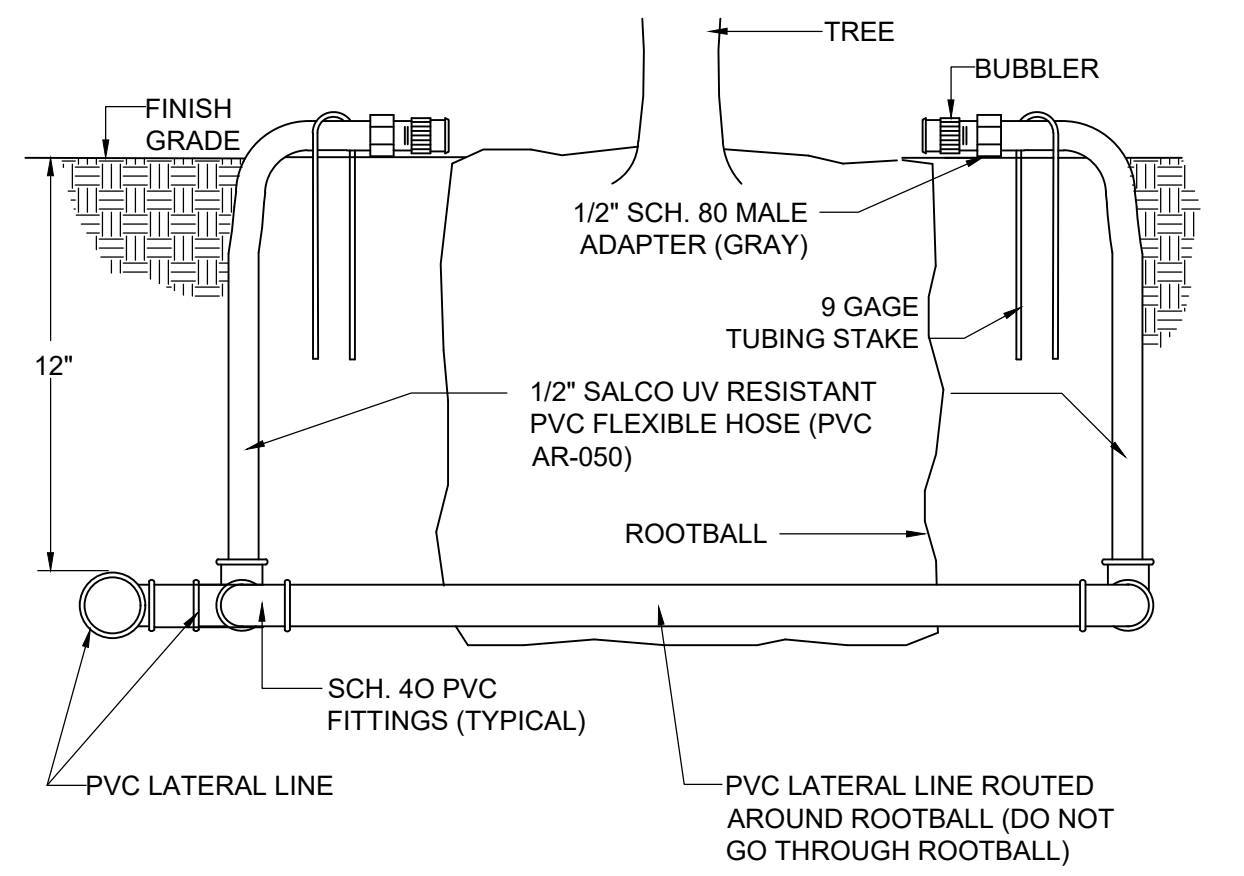
6 PIPE AND WIRE TRENCHING
NOT TO SCALE



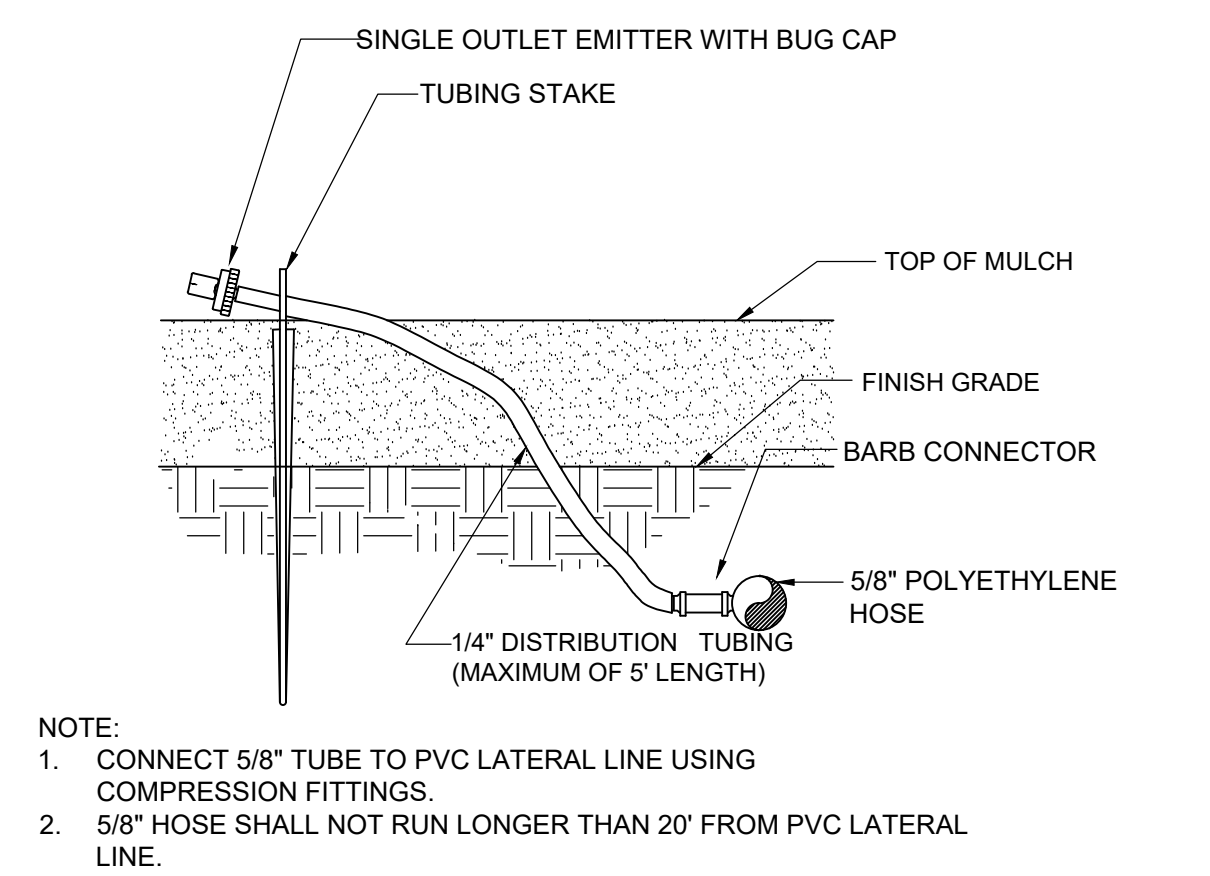
7 WIRE CONNECTION DETAIL
NOT TO SCALE



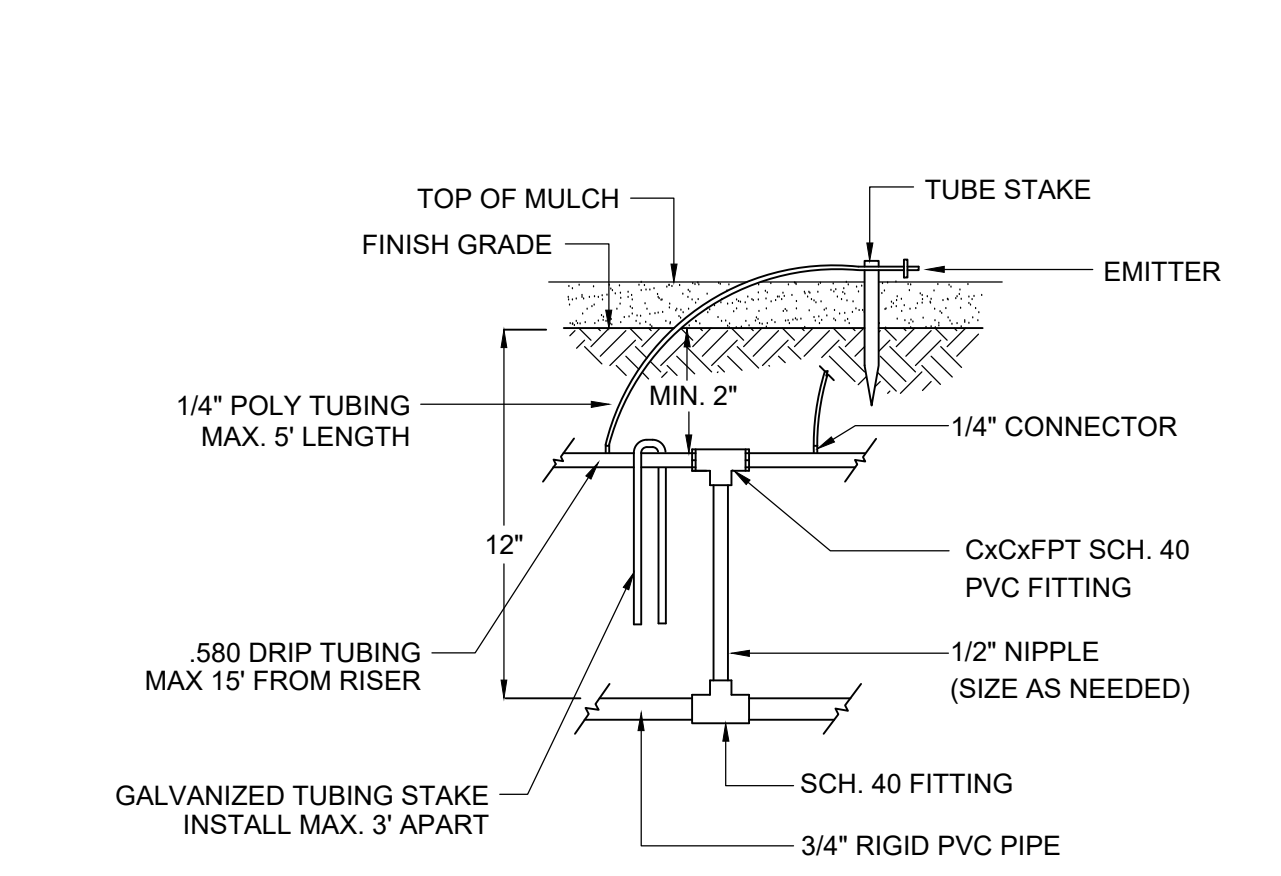
8 GATE VALVE DETAIL
NOT TO SCALE



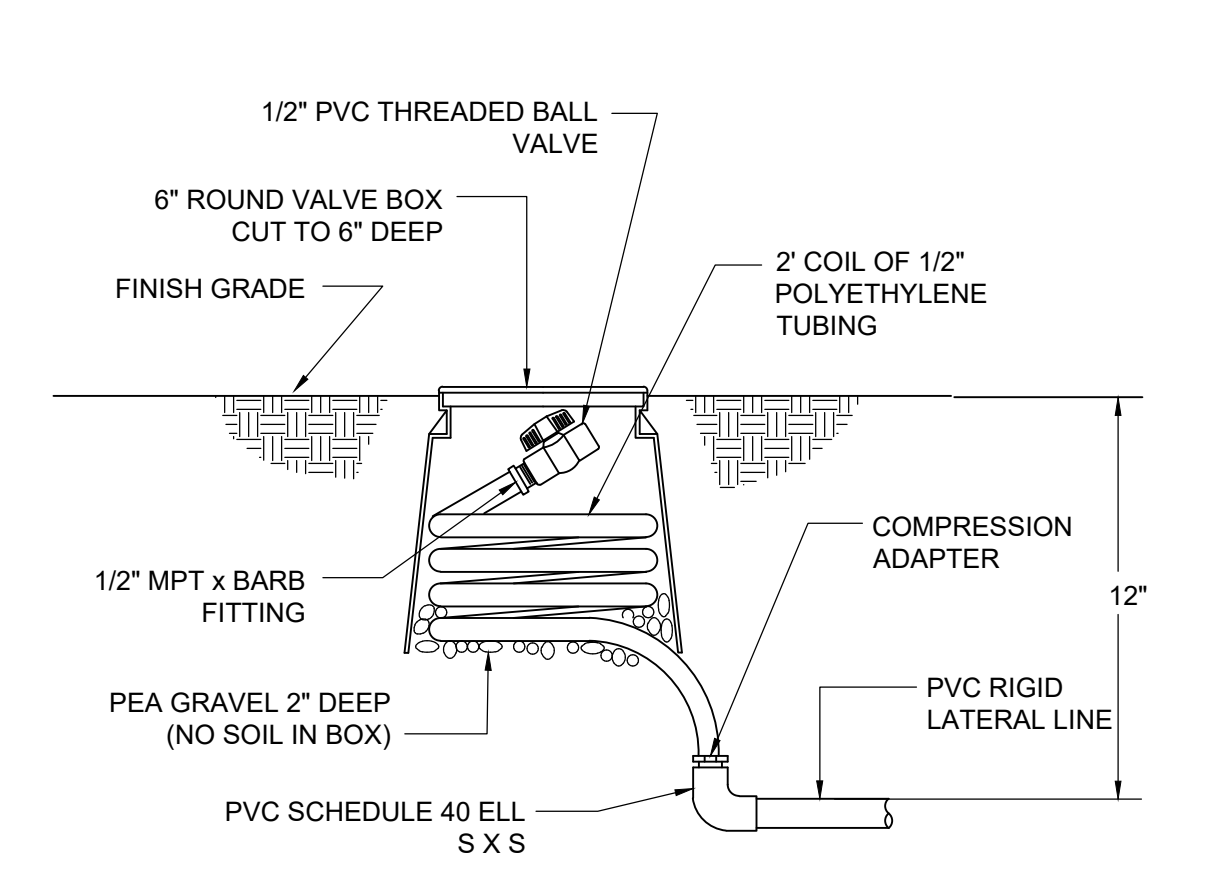
9 TREE BUBBLER DETAIL
NOT TO SCALE



10 SINGLE OUTLET EMITTER DETAIL
NOT TO SCALE



11 RISER TO DRIP TUBING DETAIL
NOT TO SCALE



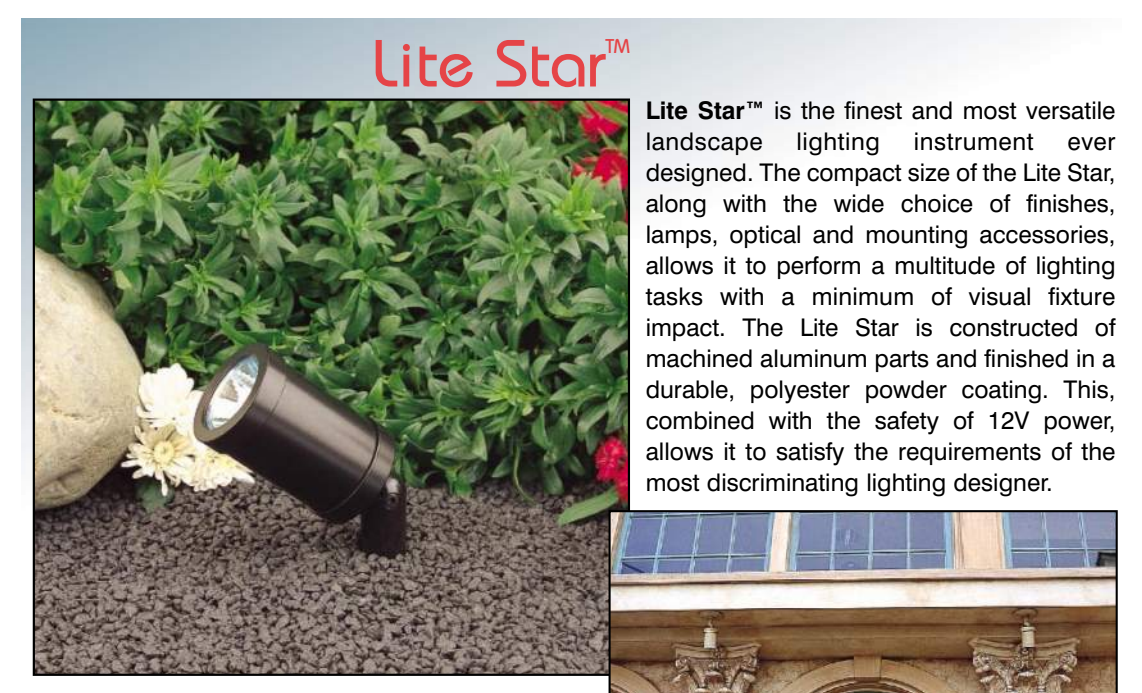
12 MANUAL FLUSH VALVE DETAIL
NOT TO SCALE

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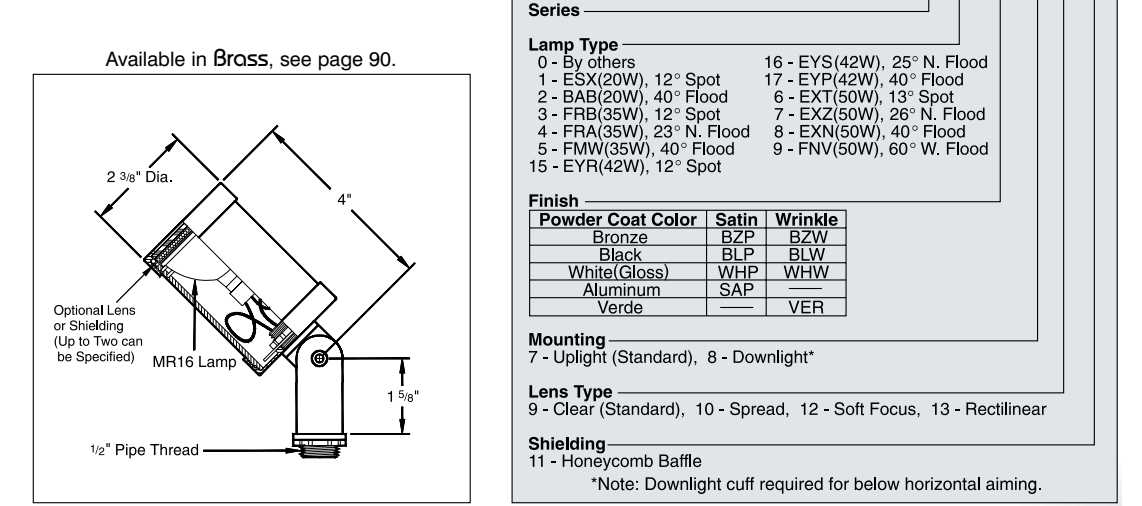


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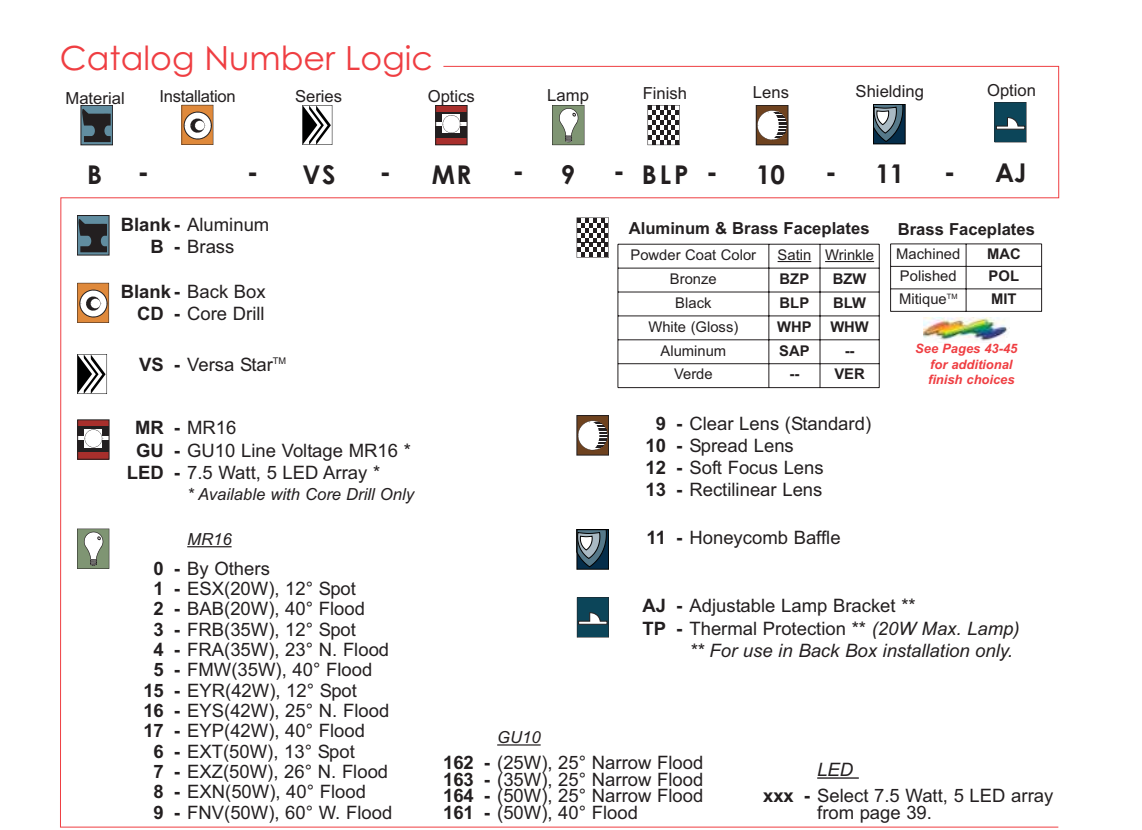




Lite Star™ is the finest and most versatile landscape lighting instrument ever designed. The compact size of the Lite Star, along with the wide choice of finishes, lamps, optical and mounting accessories, allows it to perform a multitude of lighting tasks with a minimum of visual fixture impact. The Lite Star is constructed of machined aluminum parts and finished in a durable, polyester powder coating. This, combined with the safety of 12V power, allows it to satisfy the requirements of the most discriminating lighting designer.



Exterior Light Type aa Manf. BK Lighting
Name: Lite Star LS-8-BLP-7-9-11
Fin. Black Powder Coat



Specifications

Back Box: Mount 4.1" dia. 3.1" deep, cast aluminum construction with 2" mounting tabs. Front access for wire connection and GU10 line voltage lamps, or with integral LED array. NPS tapped holes and (4) plugs. Suitable for concrete.

Core Drill: Allows for mounting into existing structures that will not easily accept a standard box. Machined from solid, copper-free aluminum. Weatherlight cable connector with 5/16" 1/2GA, 2 wire low voltage cable. 2.1" dia. hole for use with remote transformer. GU optics are line voltage.

Faceplate: Copper-free, cast aluminum construction with machined finish. Also available in solid machined brass. Counterbore flange provides flush hardware mounting.

Back box product also features (2) tamper-resistant black oxide stainless steel mounting screws, stainless steel universal mounting ring (optional), and (2) faceplate adjustment slots for GU10 base. Nickel alloy con-

Wedge: "Tuff" coated with 1500PSI, 600V, 250° C rated and certified to UL 1659 standard.

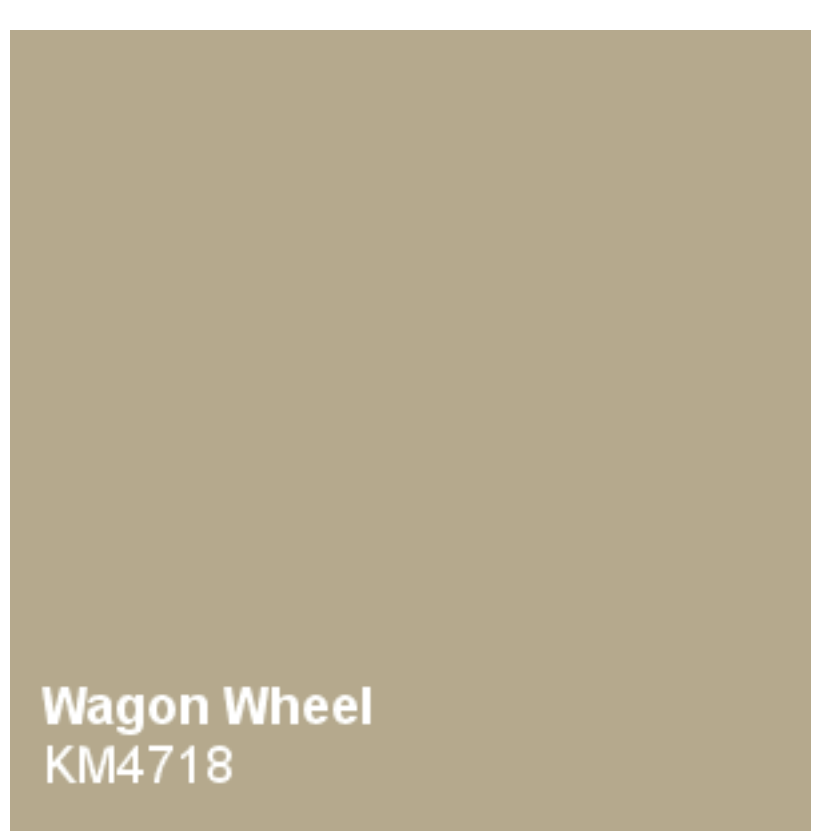
Installation: Listed for use with 50 watt maximum lamp when installed into non-combustible materials or with 20 watt maximum lamp in stud wall construction (requires optional thermal protection).

Transformer: MR & LED optics are low voltage. GU optics are line voltage.

Lens: Clear, tempered glass lens. Aiming & Control: Back box provides flush hardware mounting. (2) set screws, optional adjustable aiming, captive thumb screw and quick release bracket for maximum optical alignment during re-lamping.

Socket: Specification grade, less steel universal mounting ring (optional), stainless body lamp holder. GU5.3 for faceplate adjustment and 1/2" or GU10 base. Nickel alloy con-

Exterior Light Type bb Manf. B-K Lighting
Name: Versa Star
Fin. Brushed Aluminum



Wagon Wheel
KM4718

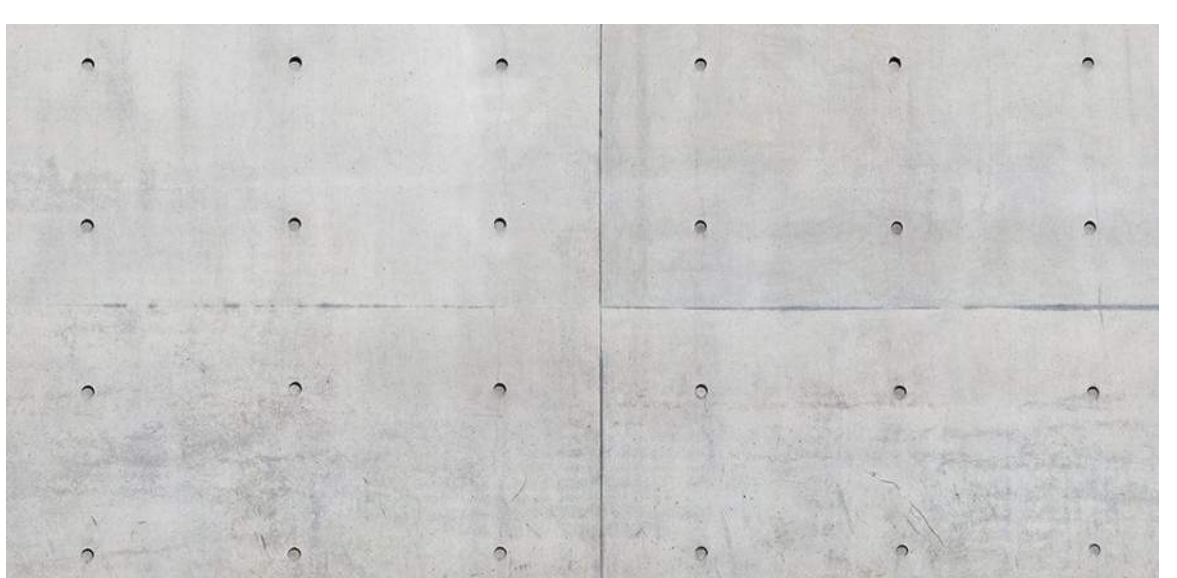
EXTERIOR 4 COAT STUCCO WALL PAINTING
MANF.: KELLY MOORE

DURO-LAST®
Roofing, Inc.

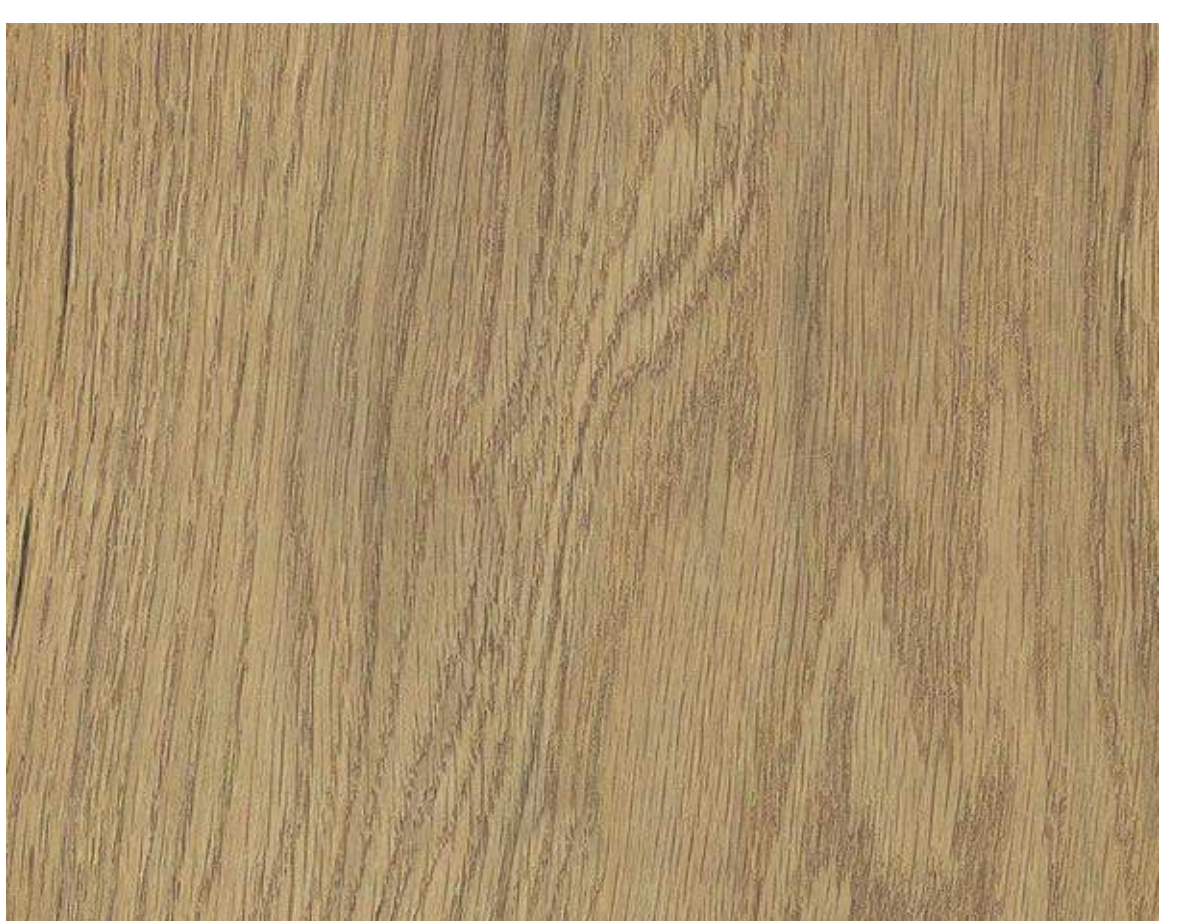
www.duro-last.com

Michigan 1-800-248-0280
Oregon 1-800-356-6646
Mississippi 1-800-434-3876
Iowa 1-877-556-6700

ROOFING MATERIAL
MANF.: DURO-LAST



EXTERIOR CONCRETE - FORM TIE



EXTERIOR WOOD FINISH - WHITE OAK

NOTE - COLOR MATERIAL BOARD:
-- The colors shown on this sheet are actual proposed materials



WINDOW TRIM MATERIAL
MANF.: BLOMBERG WINDOW SYSTEMS/
SAF METALS DISTRIBUTION
FINISHING AND FABRICATION

MetalTech-USA
Changing Ideas into Sustainable Reality™

RHEINZINK
0.7mm Pre-Weathered Graphite Gray Zinc

For more information: www.metaltch-usa.com or call 770.484.8825

ROOF FASCIA MATERIAL
MANF.: METALTECH-USA

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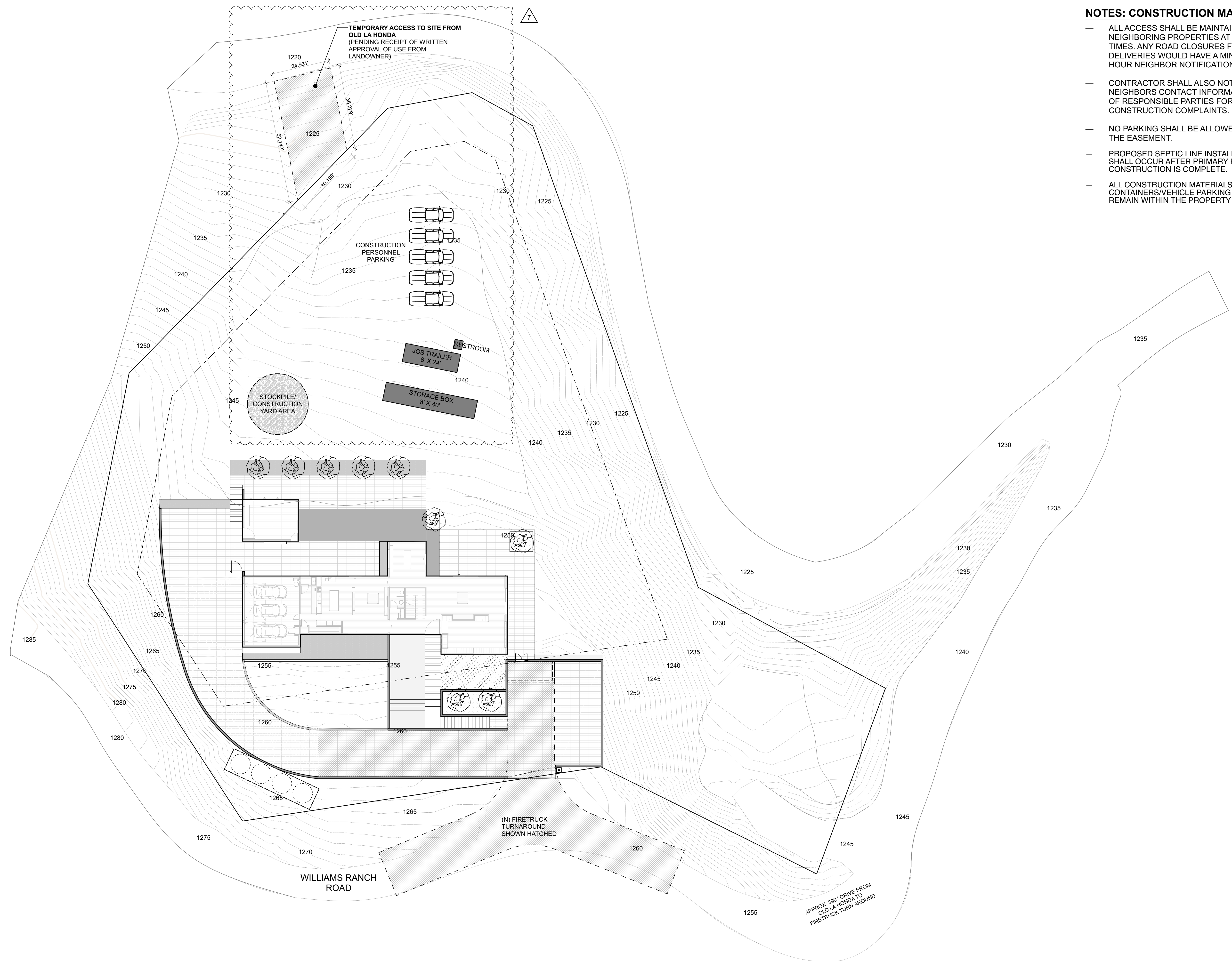
1 PLANNING COMMENTS 10.16.2017

COLOR MATERIAL BOARD

SCALE: AS NOTED
DATE: 3/24/22
SHEET: A05

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- NOTES: CONSTRUCTION MANAGEMENT**
- ALL ACCESS SHALL BE MAINTAINED TO NEIGHBORING PROPERTIES AT ALL TIMES. ANY ROAD CLOSURES FOR DELIVERIES WOULD HAVE A MINIMUM 48 HOUR NEIGHBOR NOTIFICATION.
 - CONTRACTOR SHALL ALSO NOTIFY NEIGHBORS CONTACT INFORMATION OF RESPONSIBLE PARTIES FOR CONSTRUCTION COMPLAINTS.
 - NO PARKING SHALL BE ALLOWED ON THE EASEMENT.
 - PROPOSED SEPTIC LINE INSTALLATION SHALL OCCUR AFTER PRIMARY HOUSE CONSTRUCTION IS COMPLETE.
 - ALL CONSTRUCTION MATERIALS/DEBRIS/ CONTAINERS/VEHICLE PARKING SHALL REMAIN WITHIN THE PROPERTY LINE.

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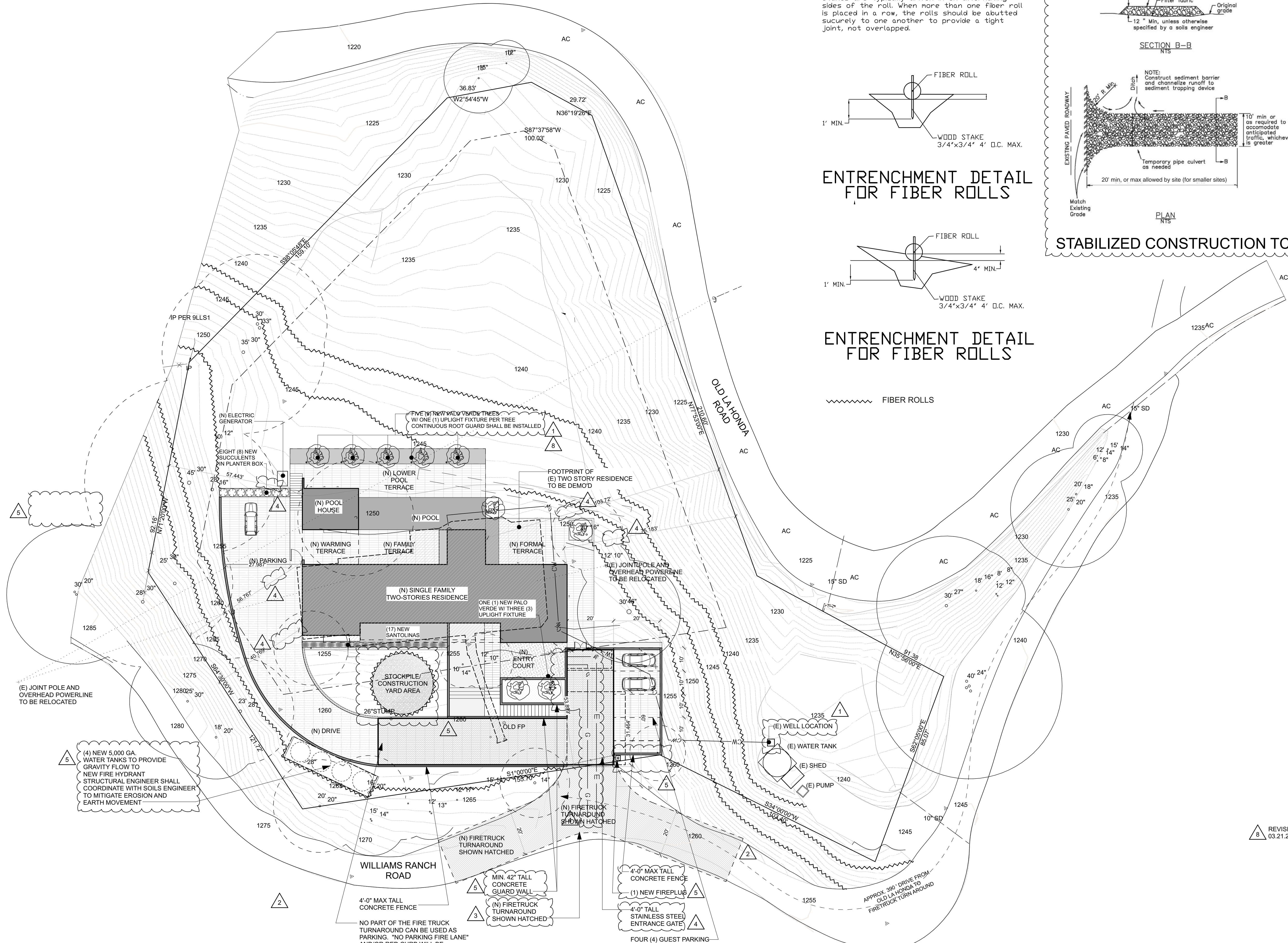
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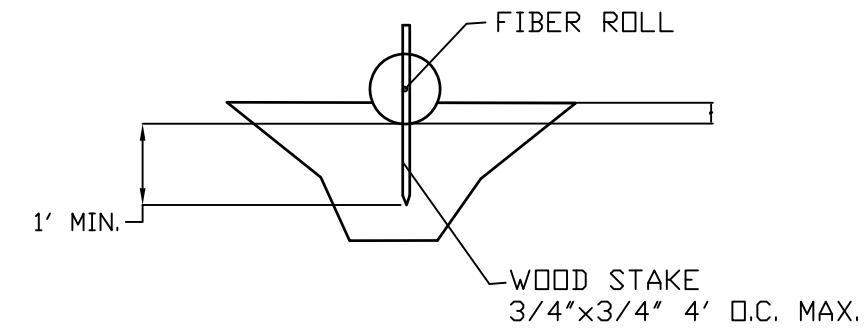
7	REVISION 02.16.2022

1 CONSTRUCTION MANAGEMENT PLAN
 A0.6 SCALE: 1" = 20'

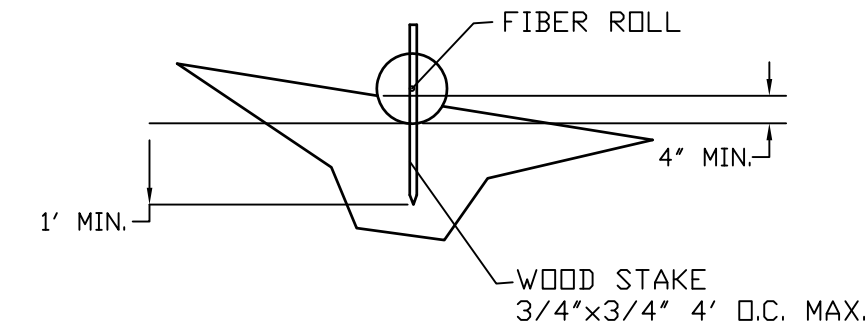
CONSTRUCTION MANAGEMENT PLAN
 SCALE: AS NOTED
 DATE: 3/24/22
 SHEET: **A0.6**



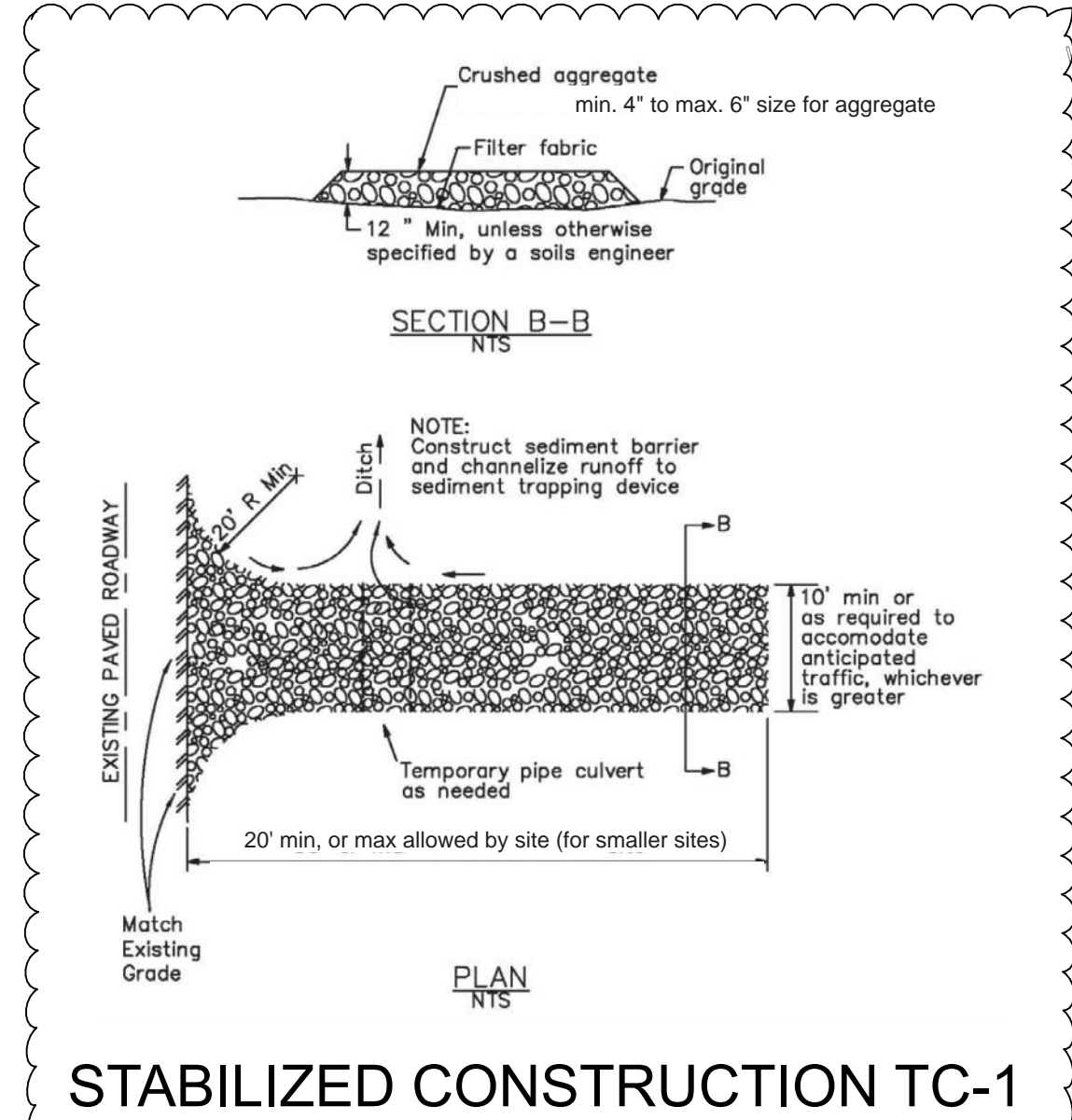
Place fiber rolls into the key trench and stake on both sides of the roll within 6 feet of each end and then every six inches with 1"x2"x3" stakes. Stakes are typically driven in on alternating sides of the roll. When more than one roll is placed in a row, the rolls should be abutted securely to one another to provide a tight joint, not overlapped.



ENTRENCHMENT DETAIL FOR FIBER ROLLS

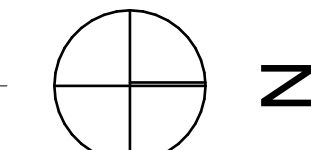


ENTRENCHMENT DETAIL FOR FIBER ROLLS



STABILIZED CONSTRUCTION TC-1

1
A1.0 **PROPOSED SITE PLAN AND EROSION CONTROL PLAN**
SCALE: 1" = 20'



EXTERIOR TREE UPLIGHT
1



Revisions:

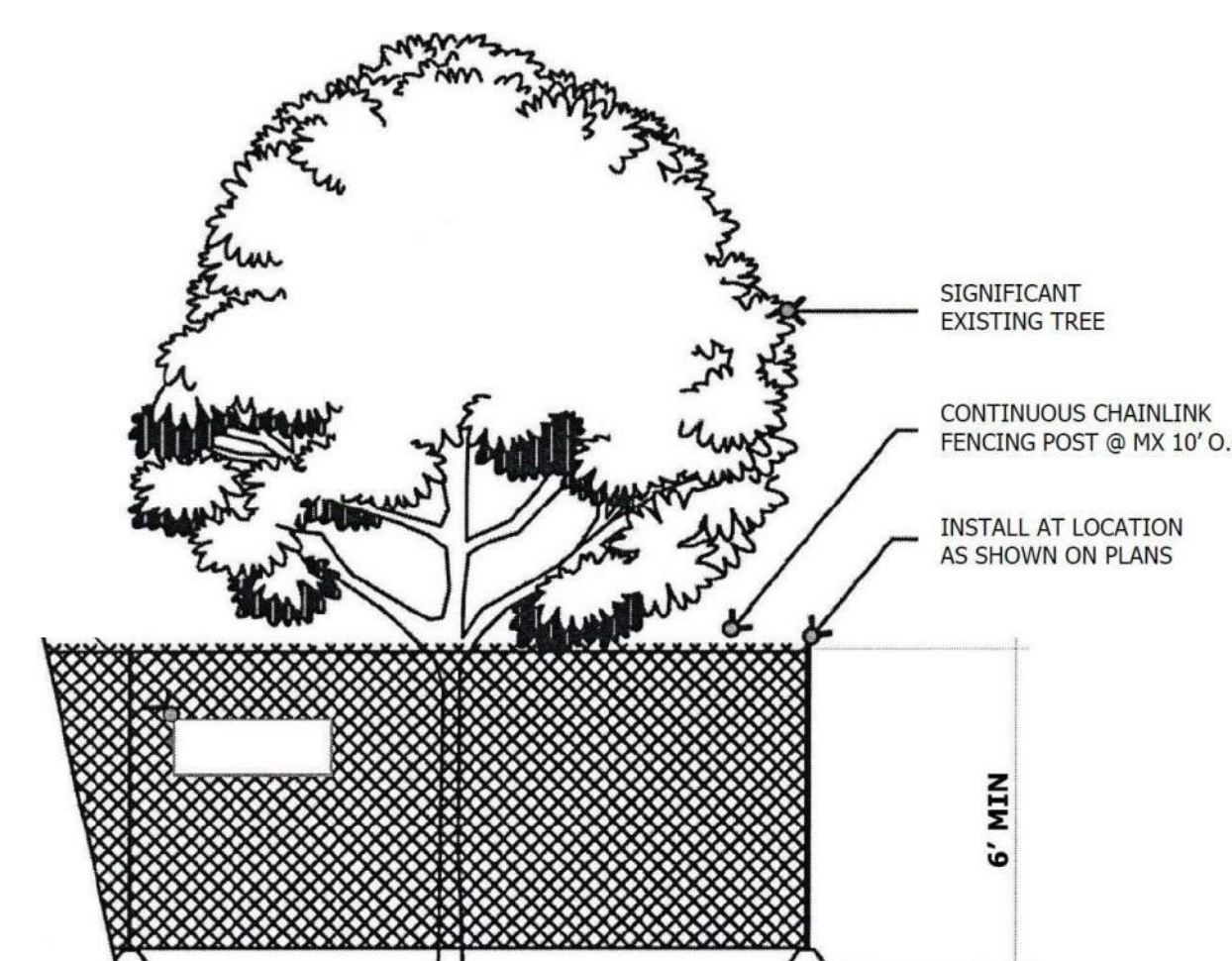
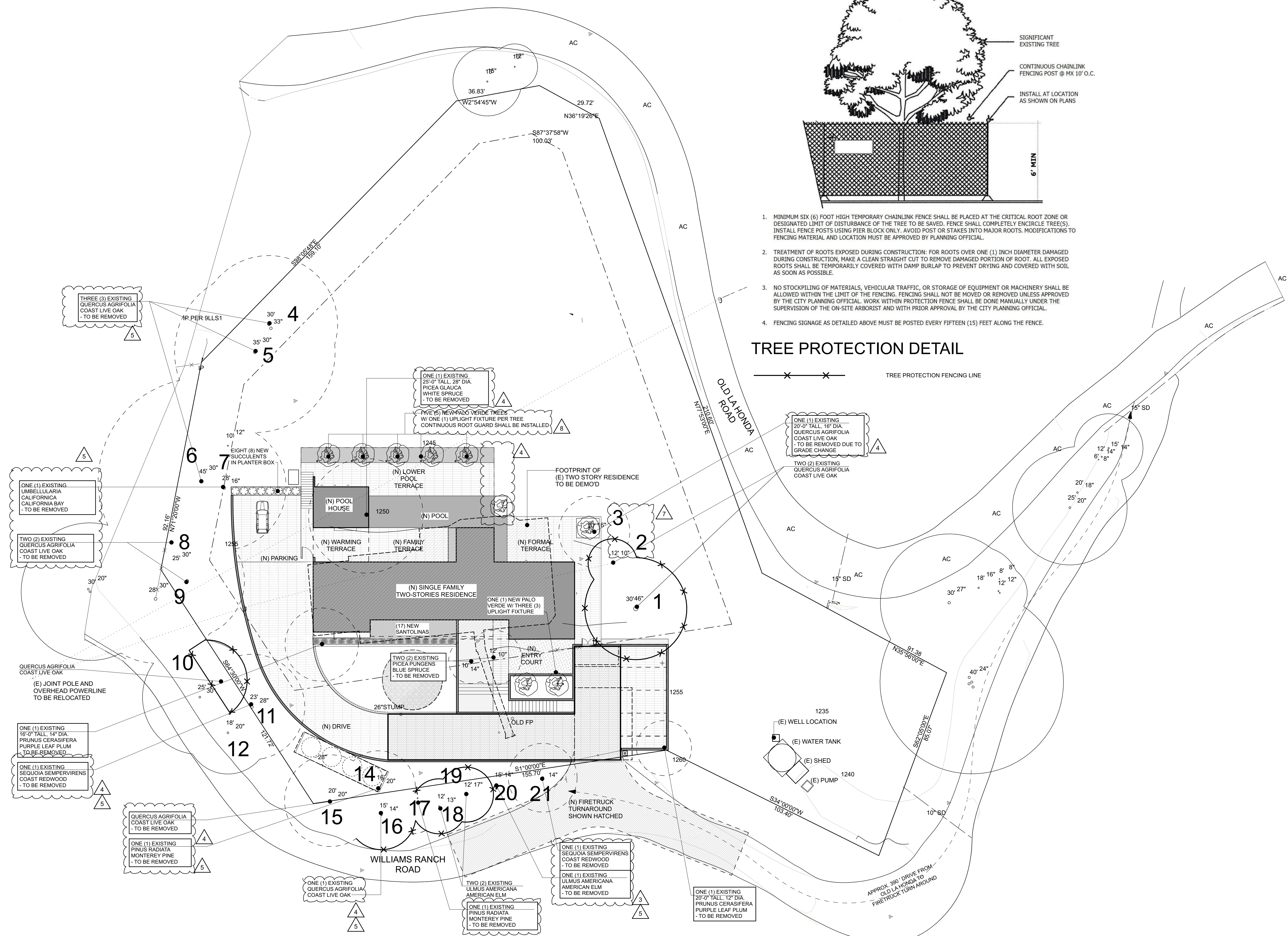
1	PLANNING COMMENTS	10.16.2017
2	CAL FIRE COMMENTS	8.12.2018
3	CAL FIRE COMMENTS	1.30.2019
4	PLANNING COMMENTS	2.8.2019
5	PLANNING COMMENTS	2.24.2021

SITE PLAN AND EROSION CONTROL

SCALE: AS NOTED

DATE: 3/24/22

SHEET: **A1.0**



1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.

TREE PROTECTION DETAIL



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Revisions:

2	CAL FIRE COMMENTS	6.12.2018
3	CAL FIRE COMMENTS	1.30.2019
4	PLANNING COMMENTS	2.8.2019
5	PLANNING COMMENTS	10.04.2021
6	REVISION	02.02.2022
7	REVISION	02.16.2022
8	REVISION	03.24.2022

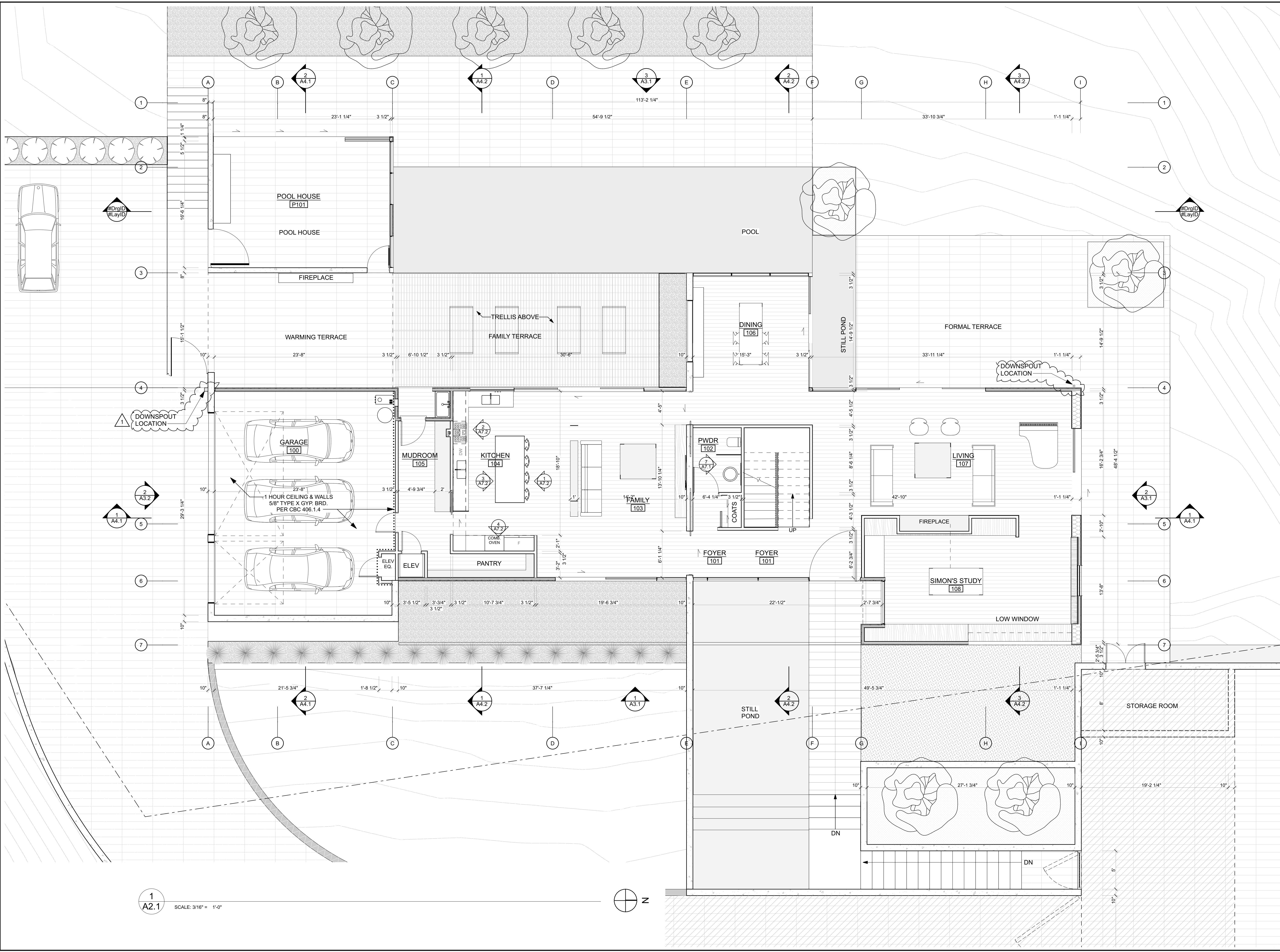
TREE PROTECTION PLAN

SCALE: AS NOTED

DATE: 3/24/22

SHEET: **A1.1**

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1
A2.1 SCALE: 3/16" = 1'-0"

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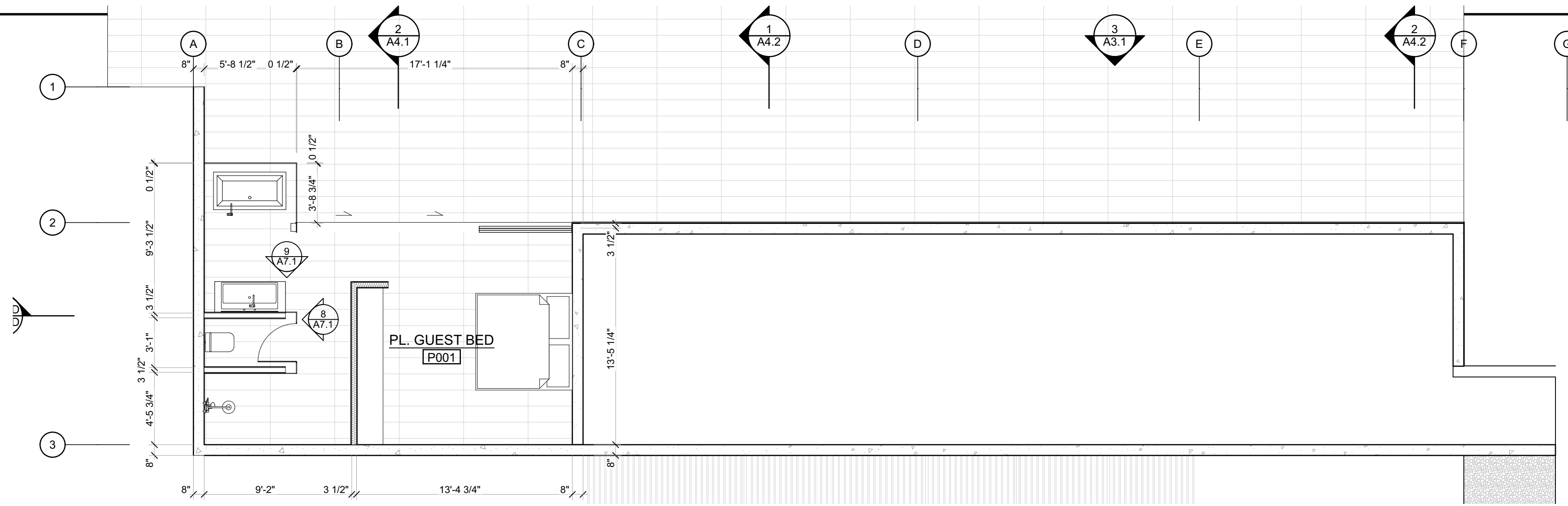
1	PLANNING COMMENTS
	10.16.2017

FIRST FLOOR PLAN
 SCALE: AS NOTED
 DATE: 3/24/22
 SHEET: **A2.1**

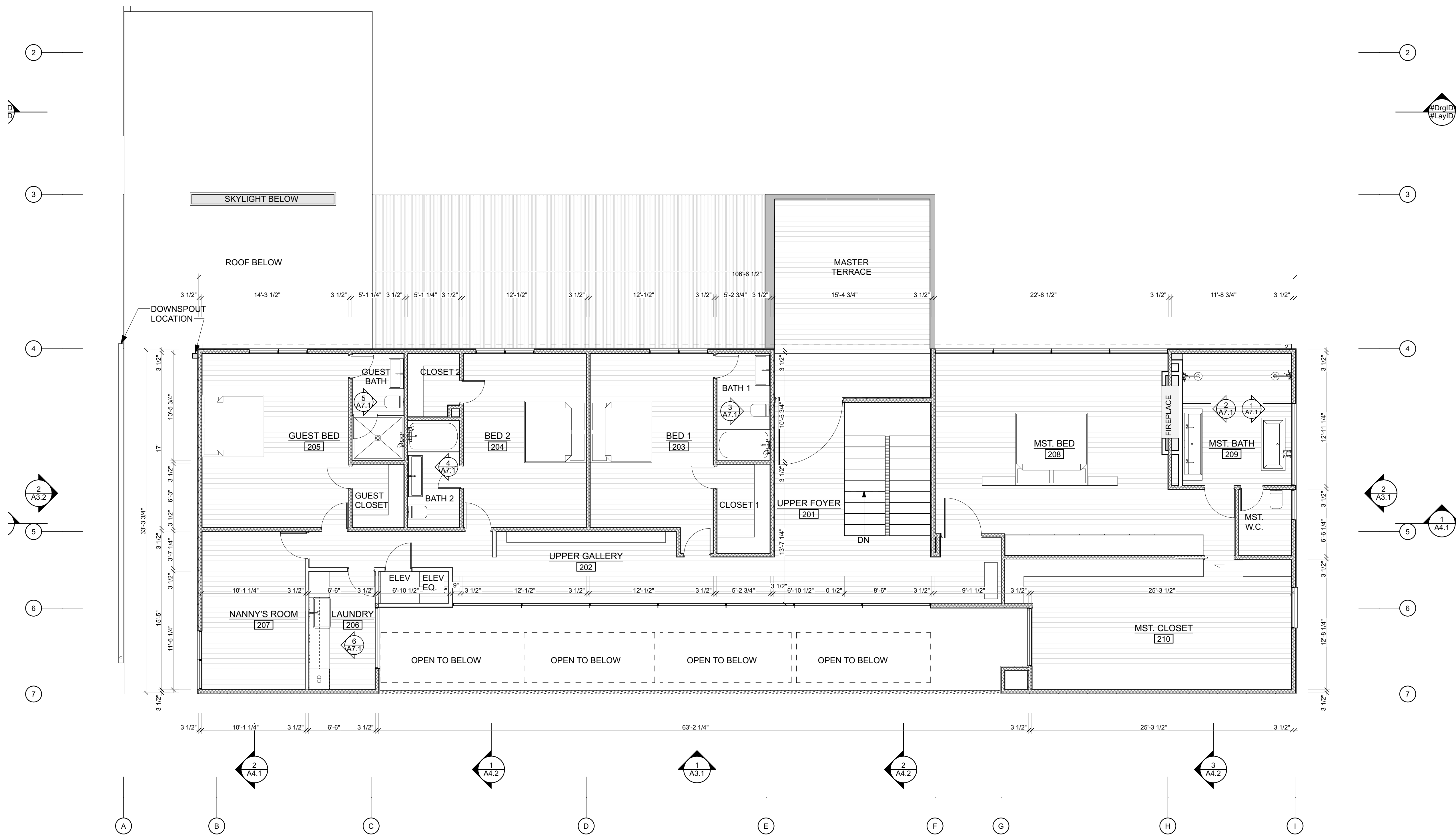
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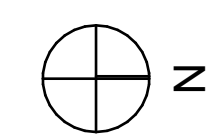
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2
A2.2
POOL HOUSE LOWER FLOOR
SCALE: 3/16" = 1'-0"



1
A2.2
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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Revisions:

SECOND FLOOR/POOL LOWER FLOOR PLAN
 SCALE: AS NOTED
 DATE: 3/24/22
 SHEET: **A2.2**



Revisions:

NO.	DESCRIPTION

ROOF PLAN

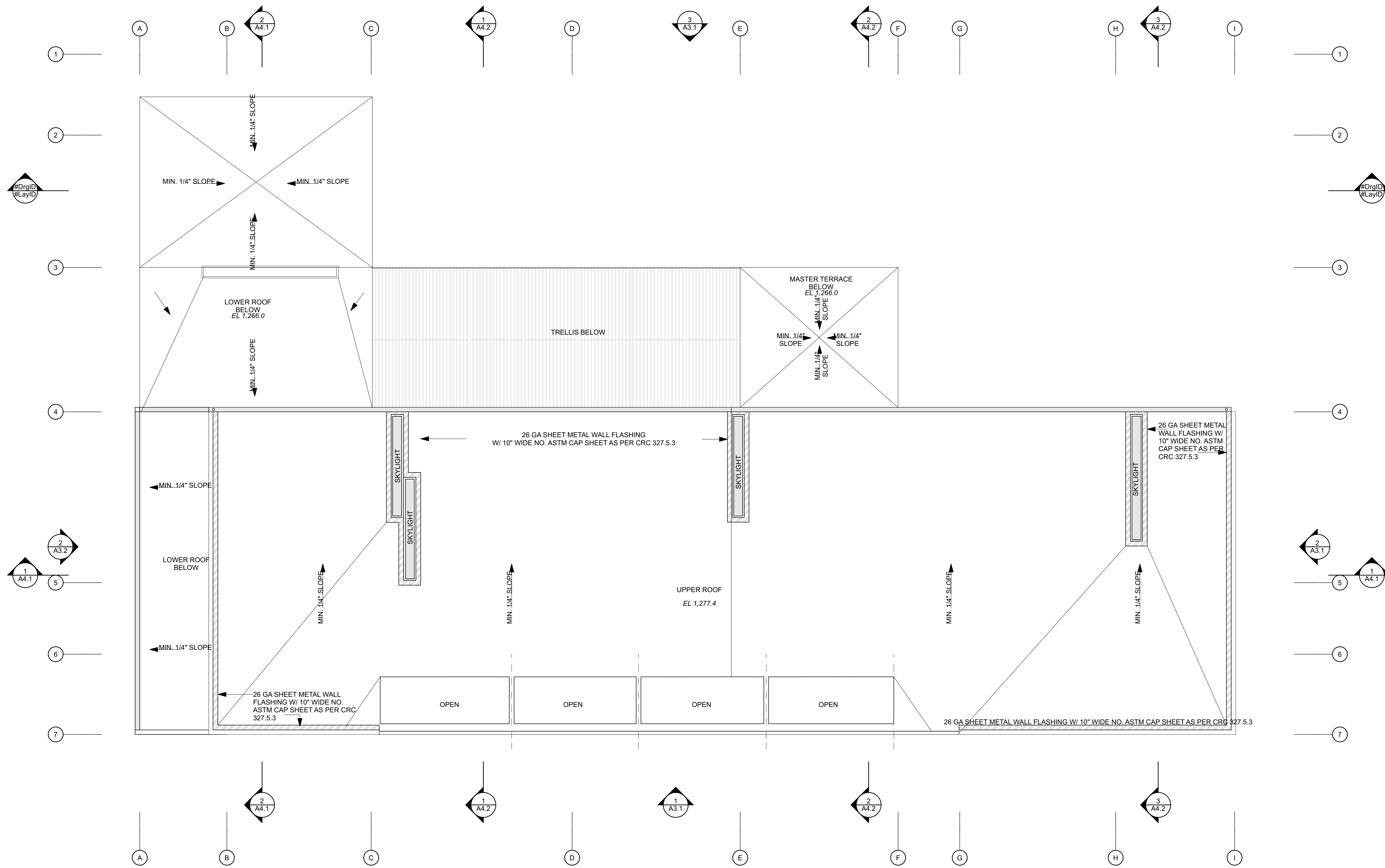
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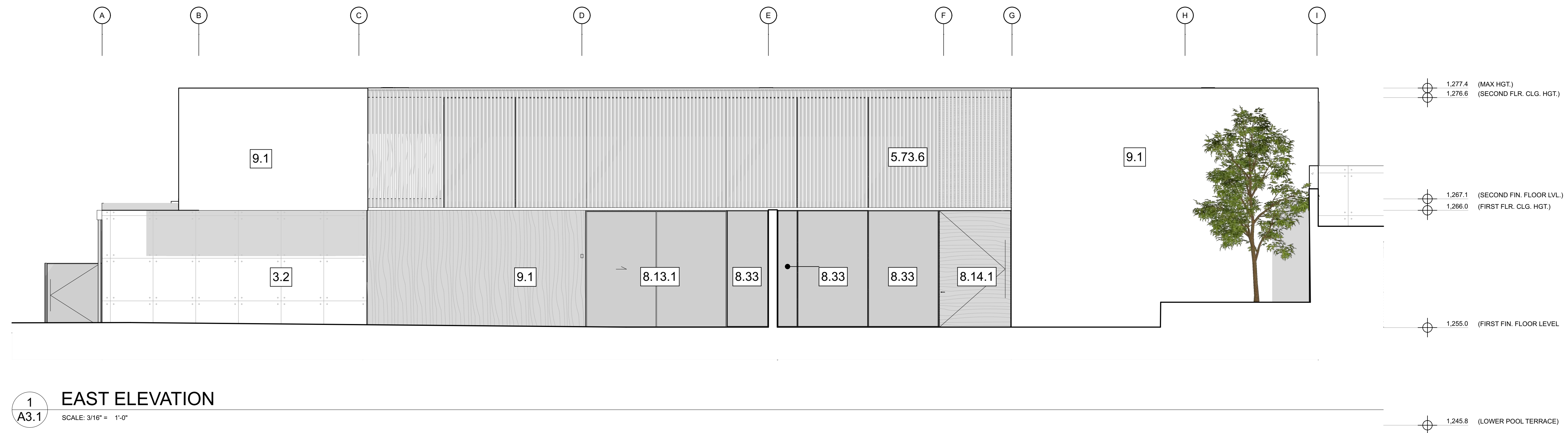
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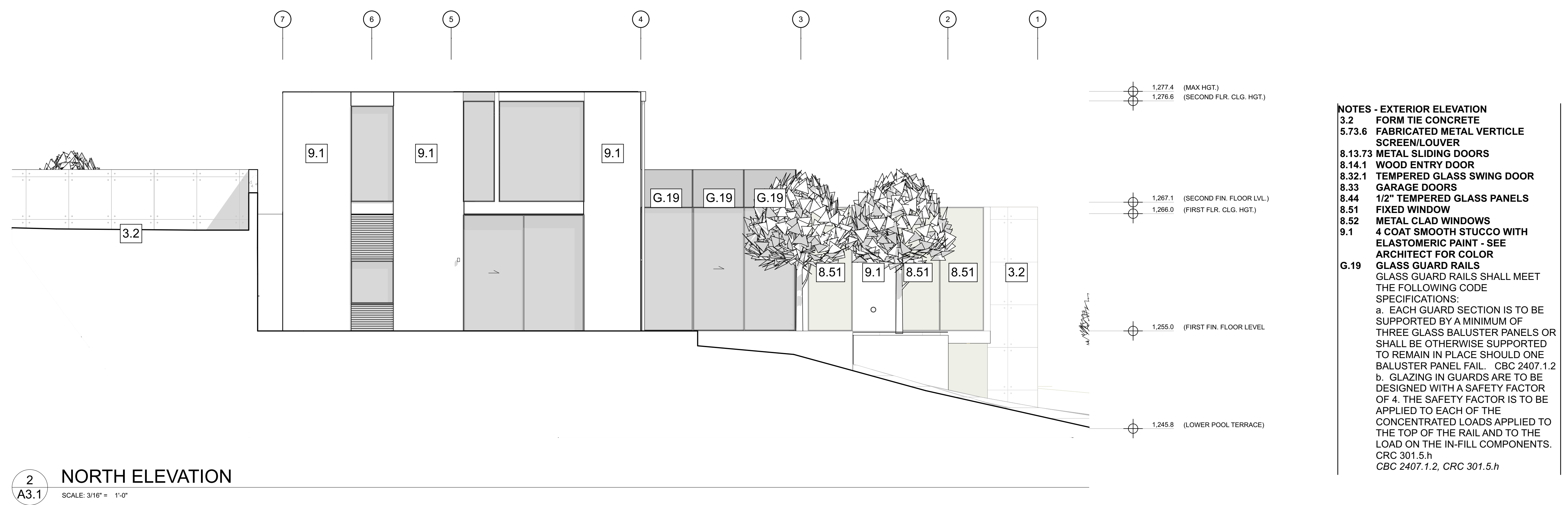
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1
A2.3
ROOF PLAN
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
A3.1 SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
A3.1 SCALE: 3/16" = 1'-0"

- NOTES - EXTERIOR ELEVATION**
- 3.2 FORM TIE CONCRETE
 - 5.73.6 FABRICATED METAL VERTICLE SCREEN/LOUVER
 - 8.13.73 METAL SLIDING DOORS
 - 8.14.1 WOOD ENTRY DOOR
 - 8.32.1 TEMPERED GLASS SWING DOOR
 - 8.33 GARAGE DOORS
 - 8.44 1/2" TEMPERED GLASS PANELS
 - 8.51 FIXED WINDOW
 - 8.52 METAL CLAD WINDOWS
 - 9.1 4 COAT SMOOTH STUCCO WITH ELASTOMERIC PAINT - SEE ARCHITECT FOR COLOR
 - G.19 GLASS GUARD RAILS
GLASS GUARD RAILS SHALL MEET THE FOLLOWING CODE SPECIFICATIONS:
a. EACH GUARD SECTION IS TO BE SUPPORTED BY A MINIMUM OF THREE GLASS BALUSTER PANELS OR SHALL BE OTHERWISE SUPPORTED TO REMAIN IN PLACE SHOULD ONE BALUSTER PANEL FAIL. CBC 2407.1.2
b. GLAZING IN GUARDS ARE TO BE DESIGNED WITH A SAFETY FACTOR OF 4. THE SAFETY FACTOR IS TO BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL AND TO THE LOAD ON THE IN-FILL COMPONENTS. CRC 301.5.h
CBC 2407.1.2, CRC 301.5.h

Revisions:

ELEVATIONS

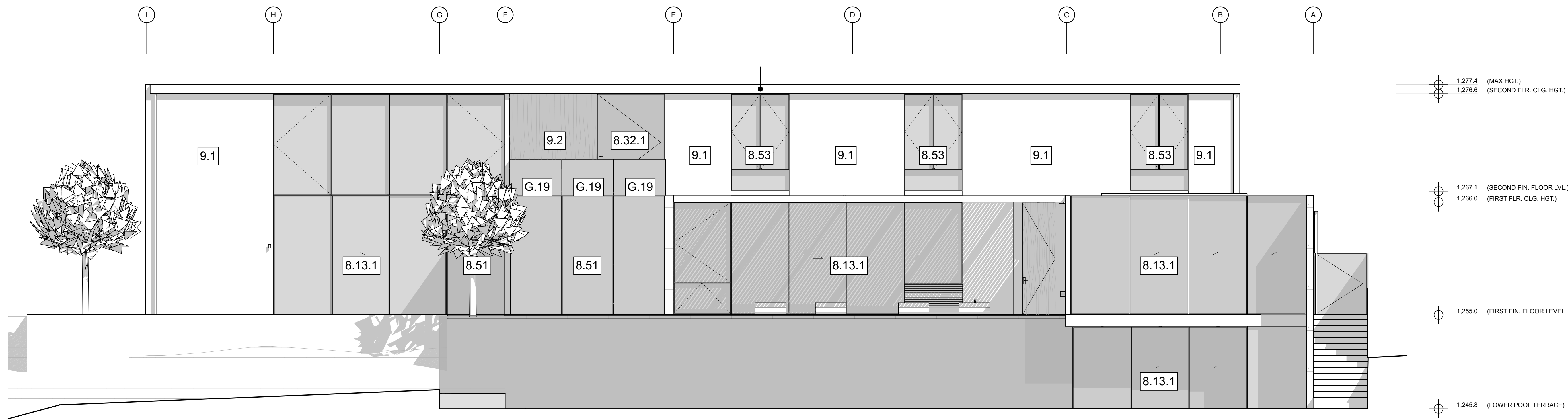
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DATE : 3/24/22

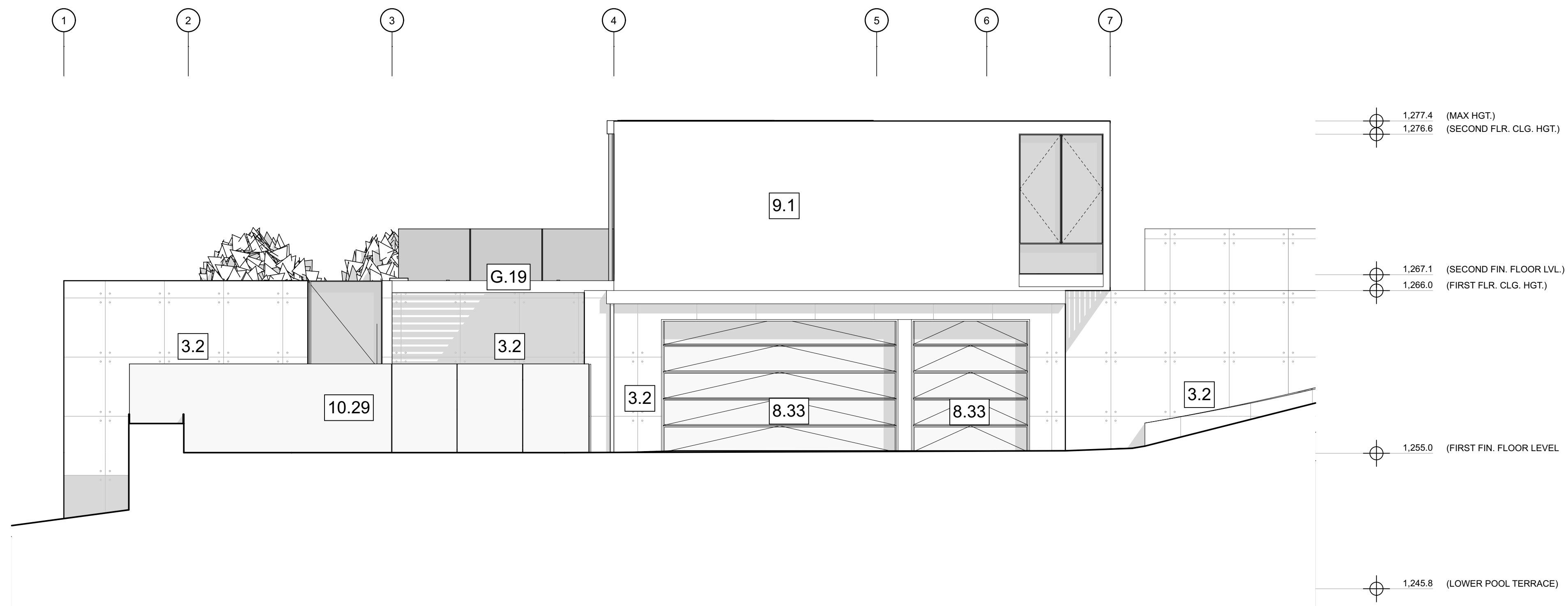
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1 WEST ELEVATION
 A3.2 SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
 A3.2 SCALE: 3/16" = 1'-0"

- NOTES - EXTERIOR ELEVATION**
- 3.1 FORM TIE CONCRETE
 - 5.73.5 ROOF FASCIA
 - 8.13.1 SLIDING TEMPERED GLASS DOOR
 - 8.32.1 TEMPERED GLASS SWING DOOR
 - 8.33 GARAGE DOORS
 - 8.51 FIXED WINDOW
 - 8.53 WINDOW WITH EGRESS
 - 9.1 4 COAT SMOOTH STUCCO WITH ELASTOMERIC PAINT - SEE ARCHITECT FOR COLOR
 - 9.2 EXT. ACCENT WOOD WALL FINISH
 - 10.29 42" MIN. TALL GLASS RAIL
 - G.19 GLASS GUARD RAILS
- GLASS GUARD RAILS SHALL MEET THE FOLLOWING CODE SPECIFICATIONS:
- a. EACH GUARD SECTION IS TO BE SUPPORTED BY A MINIMUM OF THREE GLASS BALUSTER PANELS OR SHALL BE OTHERWISE SUPPORTED TO REMAIN IN PLACE SHOULD ONE BALUSTER PANEL FAIL. CBC 2407.1.2
 - b. GLAZING IN GUARDS ARE TO BE DESIGNED WITH A SAFETY FACTOR OF 4. THE SAFETY FACTOR IS TO BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL AND TO THE LOAD ON THE IN-FILL COMPONENTS. CRC 301.5.h
- CBC 2407.1.2, CRC 301.5.h

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ELEVATIONS

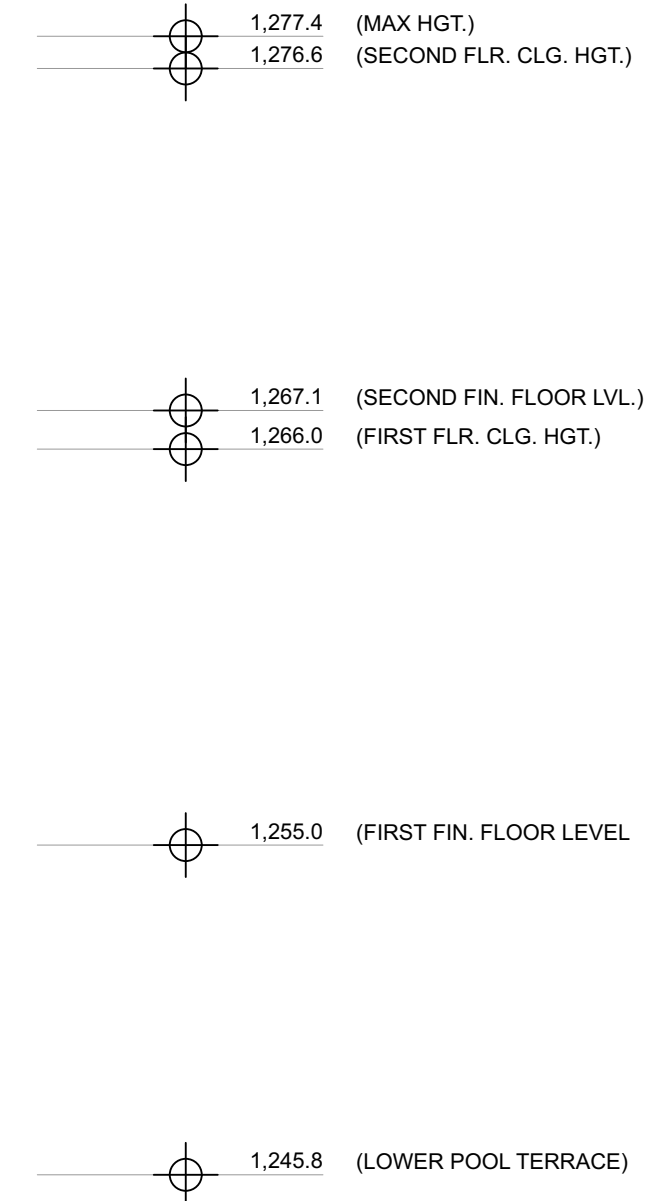
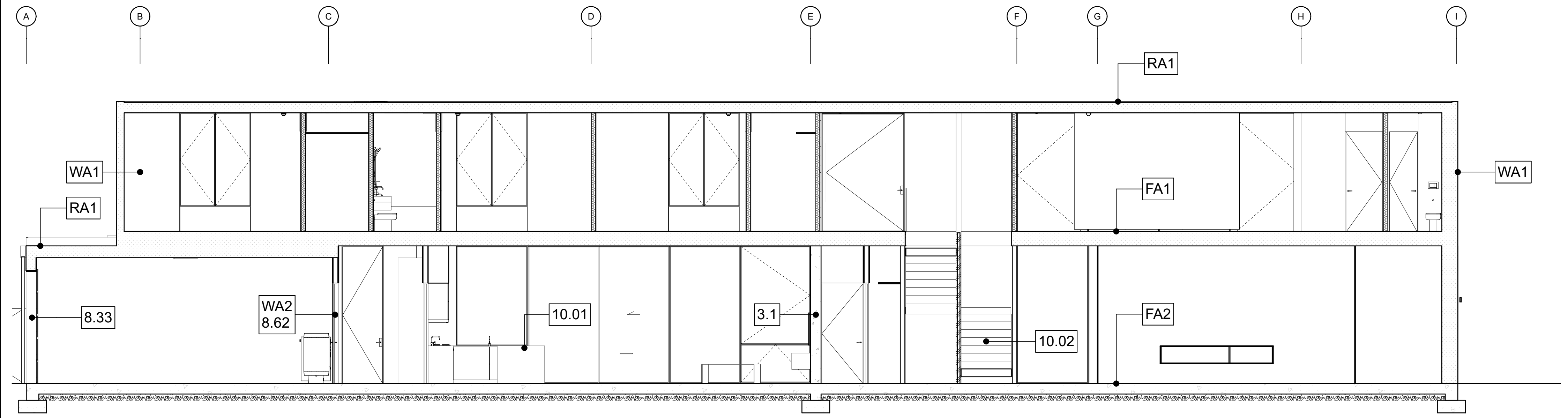
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DATE: 3/24/22

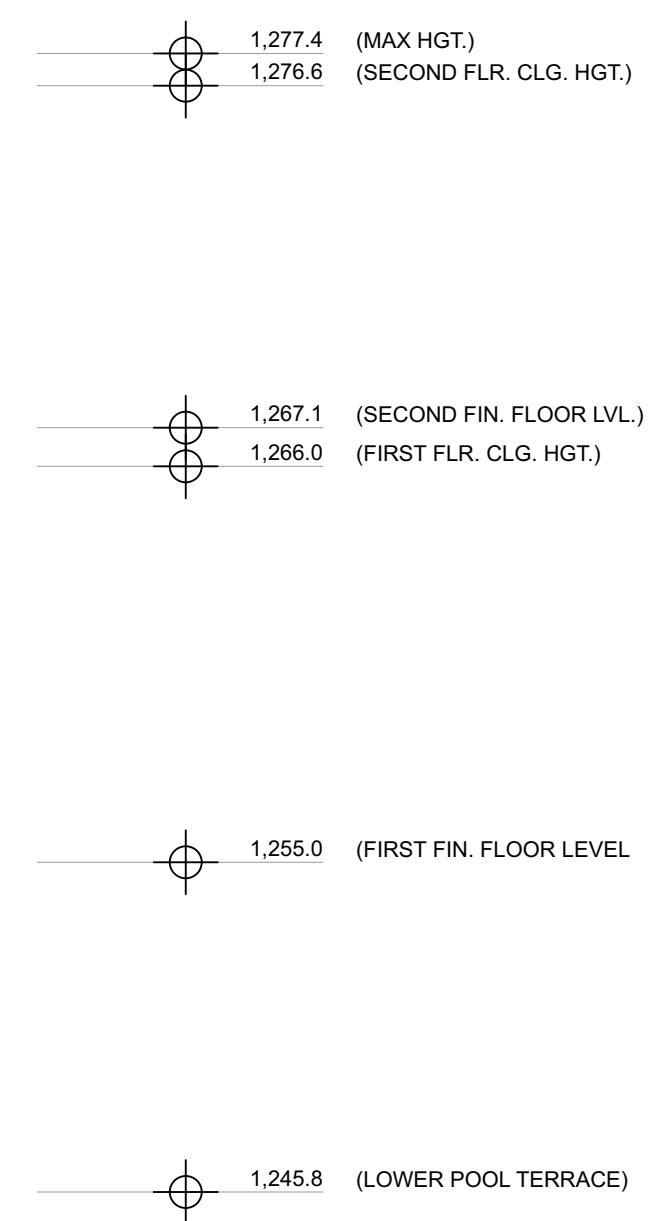
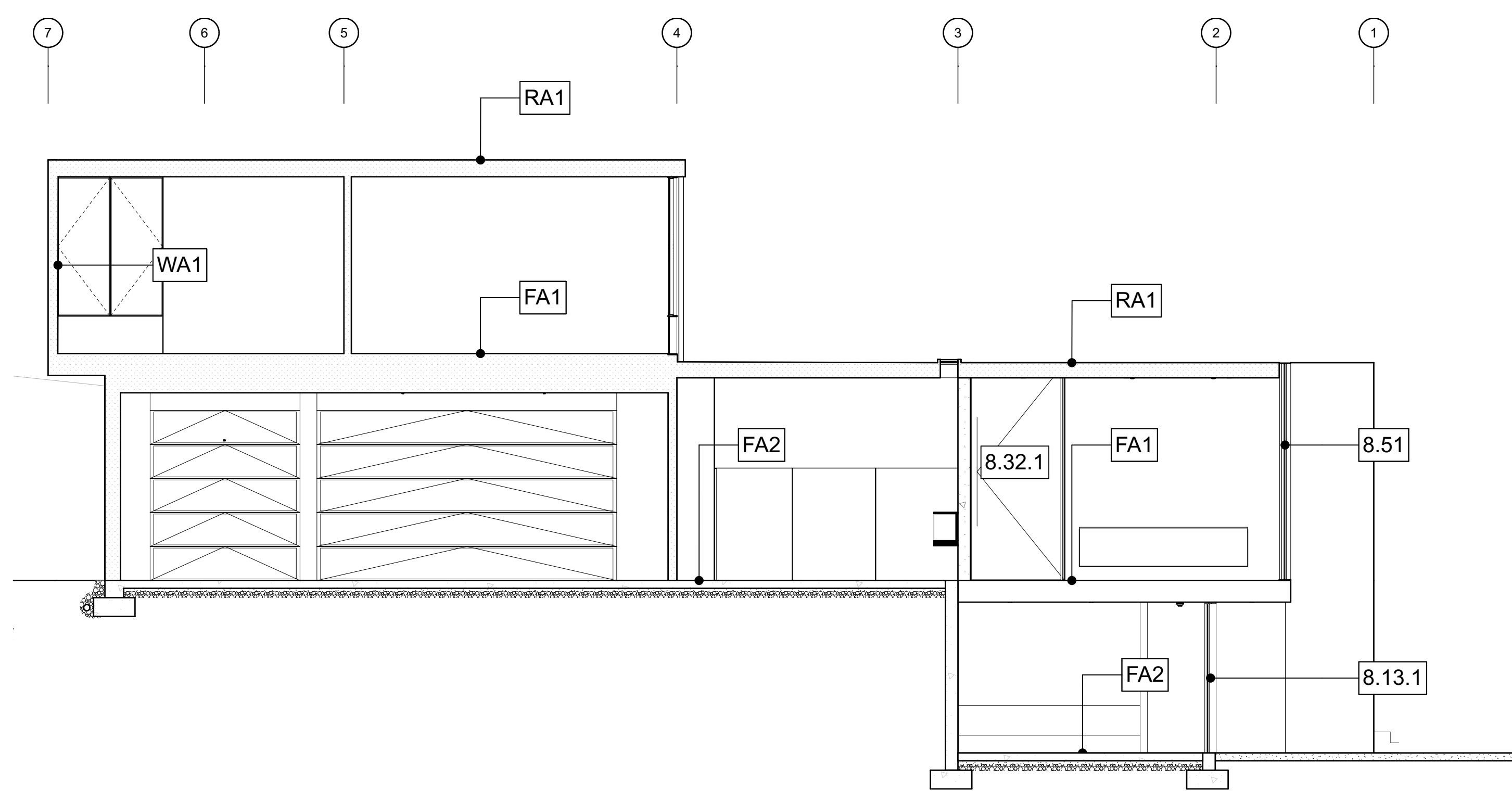
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1 LONGITUDINAL BUILDING SECTION
 A4.1 SCALE: 3/16" = 1'-0"



2 BUILDING SECTION @ GARAGE AND POOL HOUSE
 A4.1 SCALE: 3/16" = 1'-0"

- NOTES - EXTERIOR ELEVATION**
- FA1 TYPICAL SECOND FLOOR ASSEMBLY**
 LIMESTONE TILE OVER INTEGRAL PLYWOOD AND HYDRO RADIANT FLOOR SHEATHING OVER FLOOR FRAMING (SEE STRUCTURAL) W/ BATT INSUL FULL THICK SEE TITLE 24
 - FA2 TYPICAL MAIN FLOOR ASSEMBLY**
 LIMESTONE TILE OVER INTEGRAL PLYWOOD AND HYDRO RADIANT FLOOR SHEATHING OVER CONCRETE SLAB (SEE STRUCTURAL)
 - RA1 FLAT ROOF ASSEMBLY**
 PremiumCoat ROOF COATING BY HYDRO-STOP LLC (STATE FIRE MARSHALL APPROVED LISTING #: 4175-1724-0100) OVER TAPERED RIGID INSULATION OVER 1/4" DENSDECKTM (SEE A0.7) FIREPROOF DECKING PLYWOOD ROOF SHEATHING OVER 2X ROOF JOISTS (SEE STRUCTURAL) W/ 7.7" OF AIRTIGHT SPRAY FOAM OPEN CELL FULL THICKNESS (STATE FIRE MARSHALL APPROVED LISTING #: 2440-1705.0101) INSULATION W/ 1/2" GYP. BRD. AT INTERIOR WITH LEVEL 5 MUD AND PAINT
 - WA1 EXTERIOR WALL ASSEMBLY (STUCCO)**
 4 COAT SMOOTH FINISH STUCCO WITH ELASTOMERIC PAINT (SEE ARCHITECT FOR COLOR) OVER PLYWOOD SHEAR (SEE STRUCTURAL) OVER 2X6 STUDS AT 16" O.C. WITH BATT INSULATION FULL THICKNESS OVER 2X6 STUDS AT 16" O.C. AND 1/2" DENS SHELD. AT INTERIOR WITH WITH LEVEL 5 MUD AND PAINT
 - WA2 ONE-HOUR WALL ASSEMBLY**
 2X4 STUDS AT 16" O.C. W/ 5/8 GYP. BD. TYPE 'X' INTERIOR SIDE OF GARAGE. EXTERIOR FINISHES VARY. (SEE ELEVATIONS)
 - 3.1 FORM TIE CONCRETE**
 - 8.13.1 SLIDING TEMPERED GLASS DOOR**
 - 8.32.1 TEMPERED GLASS SWING DOOR**
 - 8.33 GARAGE DOORS**
 - 8.51 FIXED WINDOW**
 - 8.62 20 MIN. RATED, SELF-CLOSING DOOR**
 - 10.01 ISLAND KITCHEN**
 - 10.02 STAIRCASE**

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Curt Cline Architect

PLANNING REVIEW SET
 078-120-050
 LEONARDI | SIN RESIDENCE
 12660 WILLIAMS RANCH RD
 WOODSIDE, CA

Revisions:

BUILDING SECTIONS
 SCALE : AS NOTED
 DATE : 3/24/22
 SHEET : **A4.1**

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NOTES - EXTERIOR ELEVATION

FA1 TYPICAL SECOND FLOOR ASSEMBLY
LIMESTONE TILE OVER INTEGRAL PLYWOOD AND HYDRO RADIANT FLOOR SHEATHING OVER FLOOR FRAMING (SEE STRUCTURAL) W/ BATT INSUL FULL THICK SEE TITLE 24

FA2 TYPICAL MAIN FLOOR ASSEMBLY
LIMESTONE TILE OVER INTEGRAL PLYWOOD AND HYDRO RADIANT FLOOR SHEATHING OVER CONCRETE SLAB (SEE STRUCTURAL)

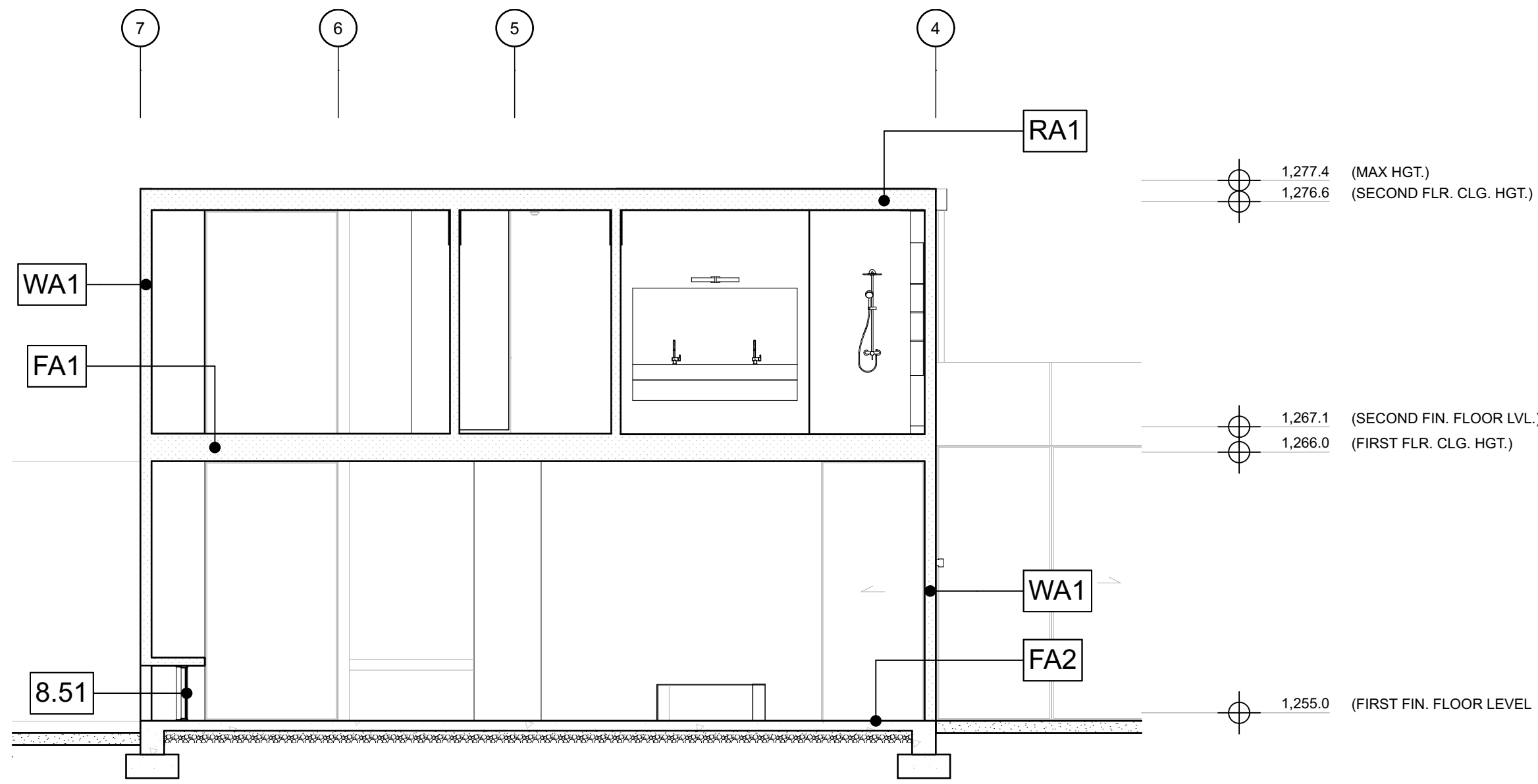
FA3 MASTER DECK
DECKING OVER TAPERED RIGID INSULATION OVER 1/4" DENSDECKTM (SEE A0.7) FIREPROOF DECKING PLYWOOD ROOF SHEATHING OVER 2X ROOF JOISTS (SEE STRUCTURAL) W/ 7.7" OF AIRTIGHT SPRAY FOAM OPEN CELL FULL THICKNESS (STATE FIRE MARSHALL APPROVED LISTING #: 2440-1705:0101) INSULATION W/ 1/2" GYP. BRD. AT INTERIOR WITH LEVEL 5 MUD AND PAINT

RA1 FLAT ROOF ASSEMBLY
PremiumCoat ROOF COATING BY HYDRO-STOP LLC (STATE FIRE MARSHALL APPROVED LISTING #: 4175-1724:0100) OVER TAPERED RIGID INSULATION OVER 1/4" DENSDECKTM (SEE A0.7) FIREPROOF DECKING PLYWOOD ROOF SHEATHING OVER 2X ROOF JOISTS (SEE STRUCTURAL) W/ 7.7" OF AIRTIGHT SPRAY FOAM OPEN CELL FULL THICKNESS (STATE FIRE MARSHALL APPROVED LISTING #: 2440-1705:0101) INSULATION W/ 1/2" GYP. BRD. AT INTERIOR WITH LEVEL 5 MUD AND PAINT

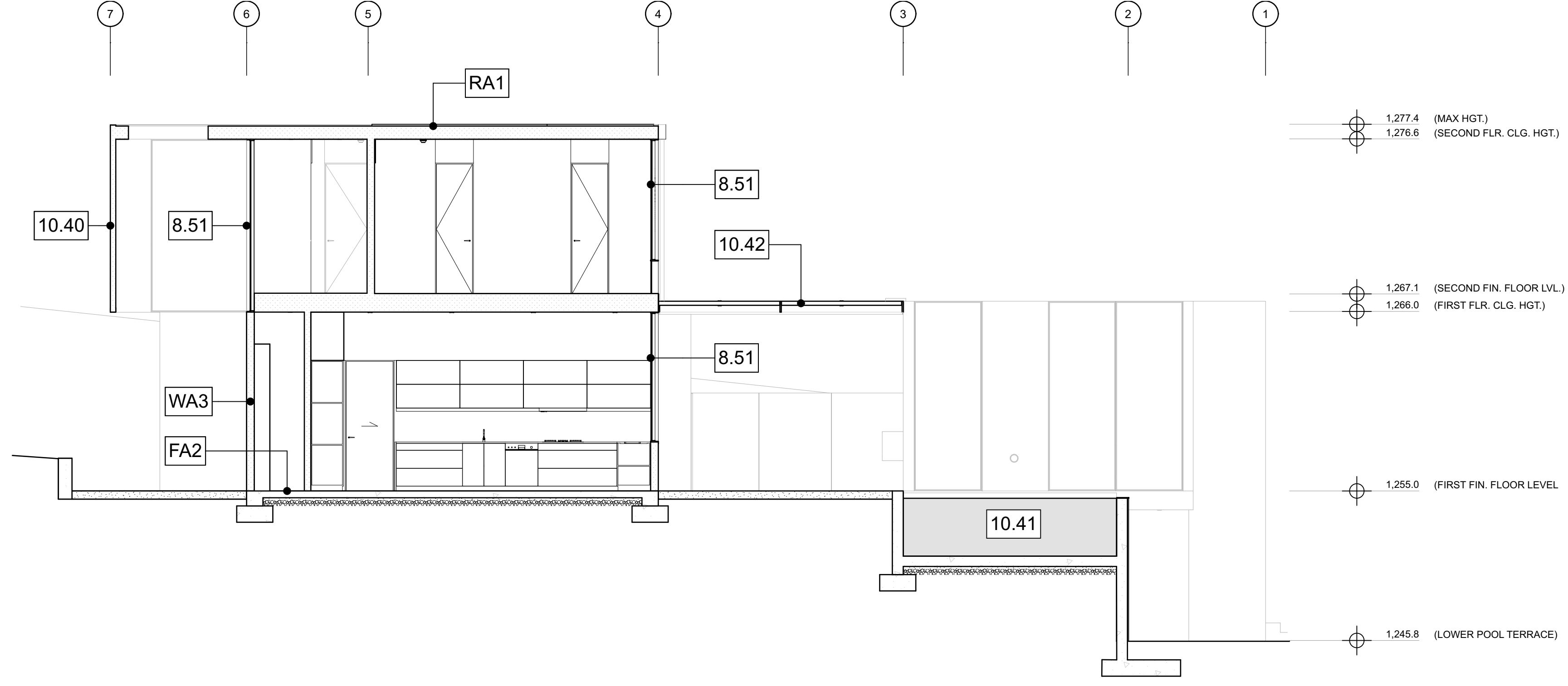
WA1 EXTERIOR WALL ASSEMBLY (STUCCO)
4 COAT SMOOTH FINISH STUCCO WITH ELASTOMERIC PAINT (SEE ARCHITECT FOR COLOR) OVER PLYWOOD SHEAR (SEE STRUCTURAL) OVER 2X6 STUDS AT 16" O.C. WITH BATT INSULATION FULL THICKNESS OVER 2X6 STUDS AT 16" O.C. AND 1/2" DENS SHEILD. AT INTERIOR WITH WITH LEVEL 5 MUD AND PAINT

WA3 EXTERIOR WALL ASSEMBLY (WOOD)
EXTERIOR WOOD PANELING (SEE ARCHITECT FOR COLOR) OVER PLYWOOD SHEAR (SEE STRUCTURAL) OVER 2X6 STUDS AT 16" O.C. WITH BATT INSULATION FULL THICKNESS OVER 2X6 STUDS AT 16" O.C. AND 1/2" DENS SHEILD. AT INTERIOR WITH WITH LEVEL 5 MUD AND PAINT

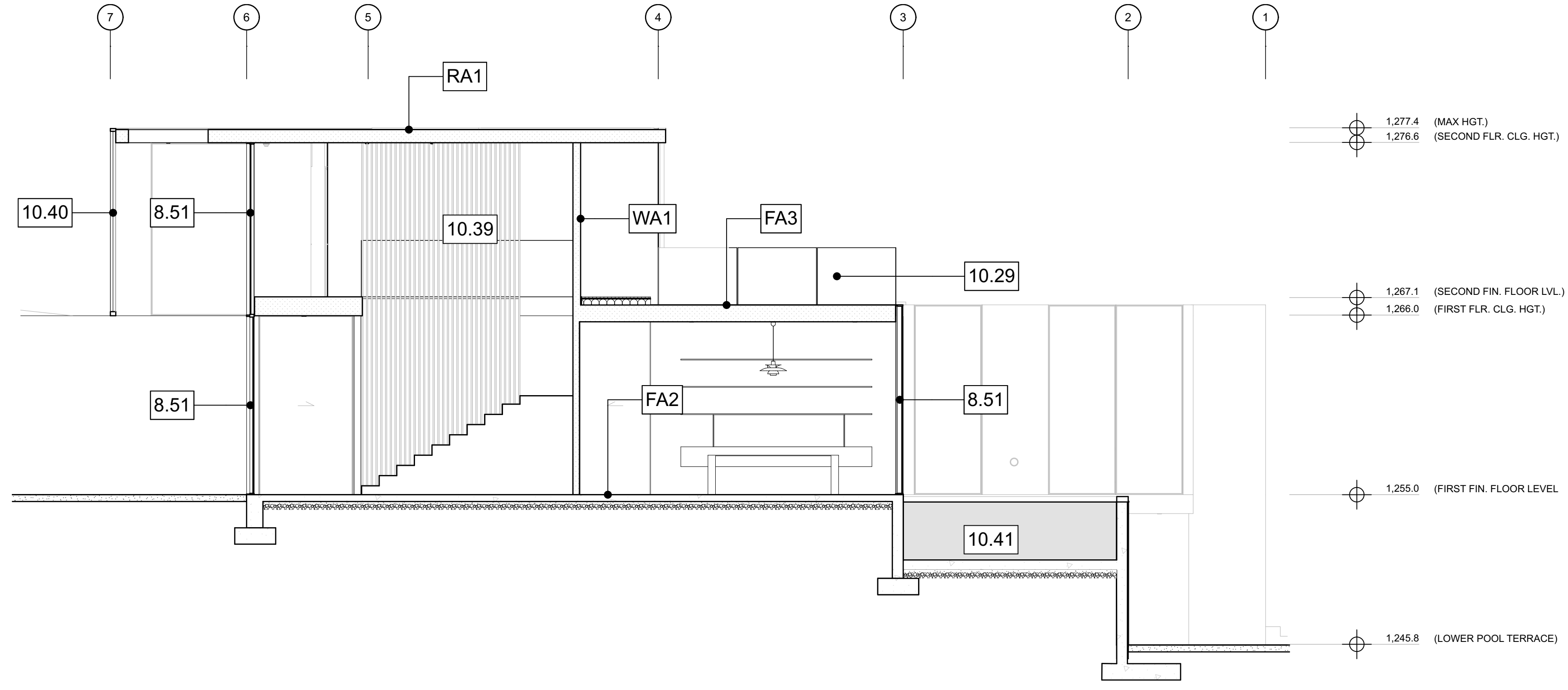
8.51 FIXED WINDOW
10.29 42" MIN. TALL GLASS RAIL
10.39 INTERIOR WOOD LOUVERS
10.40 EXTERIOR FRONT FACADE WOOD LOUVERS
10.41 POOL
10.42 TRELIS



3 BUILDING SECTION @ LIVING
SCALE: 3/16" = 1'-0"



1 BUILDING SECTION @ KITCHEN
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION @ STAIRWAY
SCALE: 3/16" = 1'-0"

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Revisions:

BUILDING SECTIONS

SCALE : AS NOTED
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SHEET : **A4.2**



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



A•PLUS

GROW YOUR FOREST IN THE CLOUD

Arborist Report for

12660 Williams Ranch Road Woodside, CA

Site Address

12660 Williams Ranch Road Woodside, CA

Prepared on 03/23/22

Prepared by

Dylan Garrett

ISA Certified Arborist # [WE-11871A]

TRAQ - Tree Risk Assessment Qualified.

Dylan@aplustree.com

Background Information	This arborist was requested to provide recommendations in order to maintain health of the trees near new construction
Assignment (and any limiting factors)	Assess health of all tree and recommend a tree protection plan.
Observations	<p>Trees 1 and 2 are significant trees and high value specimens for the property. All TPZ protocol should be followed to protect these trees.</p> <p>Tree 3 is a significant tree in poor health and has internal decay. It shall be removed.</p> <p>4,5,6 and 7 are very close to the proposed septic system and will have to be removed.</p> <p>Trees 8,9 and 11 and very close to the grading for the proposed driveway and will need to be removed.</p> <p>Tree 14 and 15 are very near the proposed water tank location and will need to be removed.</p> <p>Trees 20 and 21 and very closed to the proposed location of the fire service line and will need to be removed.</p> <p>All the rest of the trees near the construction need to have a TPZ and the TPZ protocols need to be adhered to.</p> <p>An RM permit is required for removal of trees greater than 55" circumference.</p>
Testing & Analysis	There were no soil, tree or other physical testing.

Definitions

“SIGNIFICANT TREE” shall mean any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (38") or more measured at four and one half feet (4 1/2') vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes.

Indigenous tree - shall include the following species of trees: Salix coulteri, Salix lasiolepis, Salix lasiandra (all native willows); Acer negundo californica (box elder); Aesculus californica (buckeye); Arbutus menziesii (madrone); Quercus agrifolia (coast live oak); Quercus lobata (valley oak); Quercus douglasii (blue oak); and Umbellularia californica (California bay laurel). This list may be amended to include indigenous trees not currently known to occur naturally upon confirmation by a reputable authority on native trees of San Mateo County.

Trunk Diameter - The widest point of the trunk between 6” and 36” above grade.

The Tree Protection Zone (TPZ) - Is the restricted area around the base of the tree with a radius set at the drip line of the trees canopy measured from the center of the trunk.

Recommendations

Ways to mitigate harmful impacts in TPZ during construction:

- Do not stockpile of any type, including construction material, debris, soil, and mulch.
- Do not alter soils, including grade changes, surface treatment, and compaction due to vehicle, equipment, and foot traffic.
- Do not trench for utility installation or repair and irrigation system installation.
- Do not attach anything to trunks or use of equipment that causes injury to the tree.
Tree Protection Zones are required and are defined the zone to the edge of the drip line of the tree.

Disclaimer

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

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

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

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

This consultant does not verify the safety or health of any tree for any period of time. Construction activities are hazardous to trees and cause many short and long-term injuries, which can cause trees to die or topple.

Even when every tree is inspected, inspection involves sampling; therefore some areas of decay or weakness may be missed. Weather, winds and the magnitude and direction of storms are not predictable and some failures may still occur despite the best application of high professional standards.

I hereby declare that the above observations, discussion and recommendation are true to the best of my knowledge, belief and professional opinion. In addition, A Plus Tree is held harmless of any of these opinions from future tree failures.

Tree #	Species	DBH/ Dripline	Recommendation
1	Coast Live Oak <i>Quercus agrifolia</i> Tree Tag #27	DBH 41" Dripline 35.5'	Some decay seen, dead branches, tree in poor condition. <u>Near new construction.</u> TPZ Recommendations - Protective chain link fence shall be erected at the drip line. The area within the chain link fence is considered the TPZ(Tree Protection Zone). No materials or equipment shall be stored inside the TPZ. Any work that is to occur within the TPZ needs to be communicated with the contracted arborist. Any roots over 2" that need to be cut outside the TPZ needs to be communicated with the contracted arborist.

2	<p>Coast Live Oak <i>Quercus agrifolia</i></p> <p>Tree Tag #29</p>	<p>DBH 12.5"</p> <p>Dripline 12'</p>	<p>Tree in fair condition.</p> <p><u>Near new construction.</u></p> <p>TPZ Recommendations - Protective chain link fence shall be erected at the drip line. The area within the chain link fence is considered the TPZ(Tree Protection Zone). No materials or equipment shall be stored inside the TPZ. Any work that is to occur within the TPZ needs to be communicated with the contracted arborist. Any roots over 2" that need to be cut outside the TPZ needs to be communicated with the contracted arborist.</p>
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3	<p>Coast Live Oak <i>Quercus agrifolia</i></p> <p>Tree Tag #3</p>	<p>DBH 16 “ Dripline 23’</p>	<p>Has internal decay, is in poor health and has dead branches throughout canopy. It will be removed.</p> <p><u>Near new construction.</u></p> <p>TPZ Recommendations - Protective chain link fence shall be erected at the drip line. The area within the chain link fence is considered the TPZ(Tree Protection Zone). No materials or equipment shall be stored inside the TPZ. Any work that is to occur within the TPZ needs to be communicated with the contracted arborist. Any roots over 2” that need to be cut outside the TPZ needs to be communicated with the contracted arborist.</p>
4	<p>Coast Live Oak <i>Quercus agrifolia</i></p> <p>Tree Tag #1</p>	<p>DBH 33“</p>	<p>Tree in poor condition. Multiple co dominant stems. Some small (>4 in diameter) dead branches should be trimmed.</p> <p>This tree is located very close to the proposed septic system. Grading and construction will damage the root zone. This tree needs to be removed.</p>

5	<p>Coast Live Oak <i>Quercus agrifolia</i></p> <p>Tree Tag #2</p>	<p>DBH 30"</p>	<p>Tree is dead. Multiple co dominant stems.</p> <p>This tree is located very close to the proposed septic system. Grading and construction will damage the root zone. This tree needs to be removed.</p>
6	<p>Coast Live Oak <i>Quercus agrifolia</i></p> <p>Tree Tag #5</p>	<p>DBH 30" Dripline 29'</p>	<p>Tree in poor condition. Some small (>4 in diameter) dead branches should be trimmed.</p> <p><u>Near new construction.</u></p> <p>This tree is located very close to the proposed septic system. Grading and construction will damage the root zone. This tree needs to be removed.</p>
7	<p>California Bay <i>Umbellularia californica</i></p> <p>Tree Tag #4</p>	<p>DBH 16"</p>	<p>Tree in fair condition. Dead branches should be trimmed.</p> <p>This tree is located very close to the proposed septic system. Grading and construction will damage the root zone. This tree needs to be removed.</p>

8	<p>Coast Live Oak <i>Quercus agrifolia</i></p> <p>Tree Tag #6</p>	DBH 30"	<p>Tree in poor condition. Some small (>4 in diameter) dead branches should be trimmed.</p> <p>This tree is located very close to where the proposed grading for the driveway will take place. Grading and construction will damage the root zone. This tree needs to be removed.</p>
9	<p>Coast Live Oak <i>Quercus agrifolia</i></p> <p>Tree Tag #7</p>	DBH 30"	<p>Tree in poor condition. Multiple co dominant stems. Some small (>4 in diameter) dead branches should be trimmed.</p> <p>This tree is located very close to where the proposed grading for the driveway will take place. Grading and construction will damage the root zone. This tree needs to be removed.</p>
10	<p>Coast Live Oak <i>Quercus agrifolia</i></p> <p>Tree Tag #8</p>	DBH 30"	<p>Tree in poor condition. Multiple co dominant stems. Some small (>4 in diameter) dead branches should be trimmed. No treatments required. TPZ required to drip line. No grade changes allowed in TPZ. Survivability: 9/10</p>

11	Coast Redwood <i>Sequoia sempervirens</i> Tree Tag #10	DBH 28"	Tree in fair condition. Treat with TGR for roots. Canopy sparse. This tree is located very close to where the proposed grading for the driveway will take place. Grading and construction will damage the root zone. This tree needs to be removed.
12	California Bay <i>Umbellularia californica</i> Tree Tag #9	DBH 20"	Tree in good condition. No treatments necessary. TPZ required to drip line. No grade changes allowed in TPZ.
14	Monterey Pine <i>Pinus radiata</i> Tree Tag #13	DBH 20"	Tree in fair condition. Trim dead branches. This tree is located very close to the proposed water tank. Grading and construction will damage the root zone. This tree needs to be removed.
15	Coast Live Oak <i>Quercus agrifolia</i> Tree Tag #15	DBH 20"	Tree in fair condition. Some small (>4 in diameter) dead branches should be trimmed. This tree is located very close to the proposed water tank. Grading and construction will damage the root zone. This tree needs to be removed.

16	Coast Live Oak <i>Quercus agrifolia</i> Tree Tag #16	DBH 14"	Tree in poor condition. Multiple co dominant stems. Some small (>4 in diameter) dead branches should be trimmed. Treat with Bio-tam to prevent damages to root system. TGR to aid roots. Reduce crown, restore crown, being shaded out. TPZ required to drip line. No grade changes allowed in TPZ.
17	Monterey Pine <i>Pinus radiata</i> Tree Tag 14	DBH 20"	Tree in fair condition. Trim dead branches. This tree is located very close to the proposed water tank. Grading and construction will damage the root zone. This tree needs to be removed.
18	American Elm <i>Ulmus americana</i> Tree Tag #20	DBH 13"	Tree in fair condition. Clear out dead braches, trim for structure. Co dominate stems. Treat with TGR and Bio- tam. TPZ required to drip line. No grade changes allowed in TPZ.
19	American Elm <i>Ulmus americana</i> Tree Tag #21	DBH 17"	Tree in fair condition. Clear out dead braches, trim for structure. Co dominate stems. Treat with TGR and Bio- tam. TPZ required to drip line. No grade changes allowed in TPZ.

<p>20</p>	<p>American Elm <i>Ulmus americana</i></p> <p>Tree Tag #22</p>	<p>DBH 14"</p>	<p>Tree in fair condition. Clear out dead braches, trim for structure. Co dominate stems.</p> <p>This tree is located very close to the proposed fire service line. Grading and construction will damage the root zone. This tree needs to be removed.</p>
<p>21</p>	<p>Coast Redwood <i>Sequoia sempervirens</i></p> <p>Tree Tag #24</p>	<p>DBH 14"</p>	<p>Tree in good condition.</p> <p>This tree is located very close to the proposed fire service line. Grading and construction will damage the root zone. This tree needs to be removed.</p>





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Sin New Residence and Accessory Structures
2. **County File Number:** PLN 2017-00369
3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department
455 County Center, 2nd Floor Redwood City, CA 94063
4. **Contact Person and Phone Number:** Delaney Selvidge, 650/363-1867 email:
DSelvidge@smcgov.org
5. **Project Location:** 12660 Williams Ranch Road, North Skyline area
6. **Assessor's Parcel Number and Size of Parcel:** 078-120-050, 1.476 acres
7. **Project Sponsor's Name and Address:** Simon Sin, 12660 Williams Ranch Road
Woodside, CA 94062
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** n/a
9. **General Plan Designation:** Open Space Rural
10. **Zoning:** Resource Management (RM)
11. **Description of the Project:** The applicant is seeking a Resource Management Permit and a Grading Permit to build a new single-family residence of 5,865 sq. ft. (2,728 sq. ft. 1st floor and 3,137 sq. ft. 2nd floor), attached three-car garage of 759 sq. ft., attached two-story pool cabana of 791 sq. ft. (428 sq. ft. upper floor and 363 sq. ft. lower floor), pool, new septic system, and associated alterations to the driveway/flatwork. Four 5,000-gallon water tanks are proposed for fire protection purposes. The existing single-family dwelling will be demolished. The project involves 800 cubic yards (c.y.) of cut, and 600 c.y. of fill. Eighteen trees are proposed for removal due to their location within the footprint of development and grading, seventeen of which have a circumference larger than 38 inches and therefore are considered significant by San Mateo County. The impervious surface on the lot will increase from 5,266 sq. ft. to 12,593 sq. ft. as a result of the proposed development. The project is within the San Mateo County State Highway 84/ La Honda Road County scenic corridor. The parcel is a 1.476-acre parcel zoned RM (Resource Management) within the unincorporated North Skyline area (APN 078-120-050), known as 12660 Williams Ranch Road. The parcel will continue to be served by the San Mateo County Fire Department, a private water well, and a new private septic system. Access will continue to be provided off of Williams Ranch Road via a private driveway.
12. **Surrounding Land Uses and Setting:** The legal 1.476-acre parcel is located along Williams Ranch Road between La Honda Road and Skyline Boulevard. The parcel is located within a

rural area with similarly sized or larger parcels that are vacant, developed with single-family residences, and/or agricultural improvements. Directly south of the parcel is a 134.69-acre parcel within an agricultural preserve, and several other large parcels within agricultural preserves are located south of the subject parcel.

13. **Other Public Agencies Whose Approval is Required:** None
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Notices for tribal consultation were sent to California Native American tribes traditionally and culturally affiliated with the project area as identified by the Native American Heritage Commission. The Tamien Nation requested consultation on the project and provided comments that have been incorporated into this document.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion. Please see the end of this Initial Study for a complete citation list.

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p>Discussion: The project is located within the State Highway 84/La Honda Road County scenic corridor, east of La Honda Road and West of Skyline Boulevard. The parcel is located downhill from both La Honda Road and Old La Honda Road, and existing forest cover is present. Due to the topography, and existing forest cover, the project would not be visible from La Honda Road. The subject parcel is accessible from Williams Ranch Road via an existing driveway which this project would modify by realigning the driveway and expanding it to wrap around the proposed residence.</p> <p>The house would be constructed using natural exterior finish colors such as tans, light natural wood, and light gray. The proposed finished materials and colors would help the structure to blend in with the natural environment.</p> <p>Source: Project Plans; Project Location; (San Mateo County Zoning Regulations, 2019).</p>				
1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p>Discussion: There are no historic buildings or rock outcroppings located on the site, and therefore they would not be affected. Limited trees are proposed for removal and tree protection has been prepared for the project by a licensed arborist for trees not proposed for removal. As such, this project will not substantially damage or destroy scenic resources.</p> <p>Source: Project Plans; Project Location; (Register of Historic Places, 2021).</p>				
1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	

<p>Discussion: The project is in a non-urbanized area, and not sited on a ridgeline. The project involves grading but is designed to step with the existing topography in the same area as the existing single-family dwelling. The structures are set back from La Honda Road and, due to existing tree cover, will not be viewable from La Honda Road.</p> <p>Source: Project Plans, Project Location.</p>				
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		X	
<p>Discussion: While a single-family dwelling currently exists on the parcel, new light sources and glare from the proposed development has the potential to generate adverse impacts on day and nighttime views. The following mitigation measures are recommended to minimize any adverse daytime or nighttime view impacts from light or glare that the project may introduce to the area:</p> <p>Mitigation Measure 1: All proposed lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.</p> <p>Mitigation Measure 2: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective and colored as to blend into the natural landscape.</p> <p>Source: Project Plans; Project Location.</p>				
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?		X	
<p>Discussion: As discussed in 1.a, the project is located within the State Highway 84/ La Honda Road County scenic corridor, east of La Honda Road and west of Skyline Boulevard. The parcel is located downhill from both La Honda Road and Old La Honda Road, and existing forest cover is present. Due to the topography, and existing forest cover, the project would not be visible from La Honda Road. The subject parcel is accessible from Williams Ranch Road via an existing driveway which this project would modify.</p> <p>Source: Project Plans; Project Location.</p>				
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X
<p>Discussion: The parcel is not within a Design Review District and does not conflict with any applicable General Plan or Zoning Ordinance provisions.</p> <p>Source: Project Location; (San Mateo County Zoning Regulations, 2019).</p>				
1.g.	Visually intrude into an area having natural scenic qualities?		X	
<p>Discussion: See staff's discussion in Section 1.a-1.d above.</p> <p>Source: Project Plans; Project Location.</p>				

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Discussion: The project is not located within the Coastal Zone. The project parcel is identified as “Other Lands” and is not designated as Farmland by the California Farmland Mapping and Monitoring Program. Other Land is defined by the California Department of Conservation as land not included in other mapping categories and includes land such as low-density rural developments, and brush, timber, wetland and riparian areas not suitable for livestock grazing. The land is not used for grazing, and is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No lands of agricultural significance will be converted through this project.

Source: Project Location; (California Important Farmland Finder Map, 2017), (San Mateo County Important Farmland Data, 2018); (Geographic Information System: Planning and Building Map Viewer, 2021).

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
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Discussion: Located within a designed rural area of the County, the parcel is zoned RM (Resource Management), which permits agricultural and residential uses. The project parcel is not contracted or encumbered by an Open Space Easement or a Williamson Act Contract. The applicant has submitted for a RM Permit with the County of San Mateo and a decision on the permit will be rendered after the posting period for this subject Initial Study/Mitigated Negative Declaration has ended. While the subject parcel is not encumbered by a Williamson Act contract, it abuts a parcel (at its southern boundary) that is under Williamson Act Contract. However, the project would not conflict with existing grazing operations on the adjacent parcel, as the project is replacing an existing single-family dwelling and will not represent a substantial change from the current land use on the parcel.

Source: Project Plans; (San Mateo County Zoning Regulations, 2019); (Geographic Information System: Planning and Building Map Viewer, 2021).

2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
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Discussion: The project site is 1.476 acres and developed with an existing single-family dwelling surrounded by similarly sized or larger rural parcels developed with residential or agricultural uses. The project parcel is identified as “Other Lands” and is not designated as Farmland by the California Farmland Mapping and Monitoring Program (see Section 2.a). Other Land is defined by the California Department of Conservation as land not included in other mapping categories and includes land such as low-density rural developments, and brush, timber, wetland and riparian areas not suitable for livestock grazing. The land is not used for grazing, and is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No lands of agricultural significance will be converted through this project.

As defined in Public Resources Code, forest land is *land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.* As seen in aerial photos, more than 10 percent of the property is forested; however, the property is currently developed with residential uses, and the replacement of the residential uses will have little impact to the forested areas of the lot.

Source: Project Plans; Project Location; (San Mateo County Zoning Regulations, 2019); (California Important Farmland Finder Map, 2017); (Public Resources Code: Division 4 - Forests, Forestry, and Range and Forage Lands, Part 2.5, Chapter 1, Section 4793.e, 2001).

2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
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Discussion: The project is not located within the Coastal Zone.

Source: Project Location; (Local Coastal Program Policies, 2013).

2.e. Result in damage to soil capability or loss of agricultural land?				X
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Discussion: The Natural Resources Conservation Service (NRCS) Web Soil Survey identifies the Land Capability class of the parcel as Class 4 (poor), Class 5 (very poor), and Rough Broken Land not applicable for Storie Index. Additionally, no commercial timber-growing activities are being conducted on-site, and the project area on the parcel is already developed for residential uses. This project will not result in damage to soil capability or loss of agricultural land.

Source: Project Plans; (Web Soil Survey, San Mateo Area, California, 2020).

<p>2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
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Discussion: The property is zoned Resource Management (RM). Both residential and timber harvesting uses are allowed in the RM Zoning District subject to an RM permit or Timber Harvesting Permit, respectively. The applicant is seeking an RM permit for residential development as part of the subject project and is not proposing to seek a Timber Harvesting Permit. No proposed zoning changes are included as part of this project.

Source: Project Plans; (San Mateo County Zoning Regulations, 2019).

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

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

Discussion: The Bay Area 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the current regulating air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and the climate.

The project will not conflict with or obstruct the implementation of the BAAQMD's 2017 CAP. During project implementation, air emissions would be generated from site grading, equipment, and work vehicles; however, any such grading-related emissions would be temporary and localized. Once constructed, use of the development as a single-family residence would have minimal impacts to the air quality standards set forth for the region by the BAAQMD.

Source: Project Plans; Project Scope as Described in Project Plans; (Final 2017 Clean Air Plan, 2017).

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?		X		
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Discussion: The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (state status) and PM 2.5 (state status), including the 24-hour PM 2.5 national standard. Therefore, any increase in these criteria pollutants is significant. Implementation of the project will generate temporary increases in these criteria pollutants due to construction vehicle emissions and dust generated from earthwork activities. Mitigation Measure 3 below will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level. Furthermore, the California Air Resources Board (CARB) provides regulation over vehicles of residents in the State of California, including the operation of any vehicles that would be associated with the proposed single-family residence, to ensure vehicle operating emissions are minimized in the effort towards reaching attainment for ozone, among other goals. The current project is not expected to generate a significant change in emissions as it is replacing an existing single-family dwelling with another single-family dwelling.

Mitigation Measure 3: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures listed below:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified visible emissions evaluator.
- g. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- h. Post a publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Source: Project Plans; (Final 2017 Clean Air Plan, 2017); (California Code of Regulations, Title 13, Section 2485 (Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling), 2014).

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?		X		
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Discussion: Any pollutant emissions generated from the project will primarily be temporary in nature. The project site is in a rural area with few sensitive receptors (i.e., single-family residences) located within the nearby project vicinity. Additionally, the surrounding tree canopy and vegetation will help to insulate the project area from nearby sensitive receptors. Furthermore, Mitigation Measure 3 (see 3.b above) will minimize any potential significant exposure to nearby sensitive receptors to a less than significant level. Furthermore, Mitigation Measure 4 will minimize any potentially significant exposure to nearby sensitive receptors to a less than significant level.

Mitigation Measure 4: The applicant shall implement the following dust control measures during grading and construction activities:

- a. Water all active construction and grading areas at least twice daily.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- c. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
- d. Sweep street daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
- e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)

Source: Project Plans; Project Location.

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X
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Discussion: This work is expected to generate a temporary increase in dust, motor vehicle and diesel particulate matter in the area. With Mitigation Measures 3 and 4, this temporary increase is not expected to violate existing standards of on-site air quality given required vehicle emission standards required by the State of California for vehicle operations. This work is no expected to lead to the creation of odors that would affect a substantial number of people. Once operational, the proposed project will not result in emissions that would adversely affect a substantial number of people.

Source: Project Plans; (Final 2017 Clean Air Plan, 2017); (California Air Resources Board, 2019).

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?		X		
<p>Discussion: The proposed project is in roughly the same location as the existing single-family residence is located. This area has experienced prior disturbances. However, according to review of the California Natural Diversity Database (CNDDDB), the San Francisco Garter Snake (SFGS) has been observed in close proximity to the parcel. The San Francisco Garter Snake was listed as a federally endangered species under the United States Endangered Species Act in 1967, and a state endangered species under the California Endangered Species Act in 1971. While the SFGS has not been observed on the subject property, due to the subject parcel's proximity to a location where the snake has been observed, the following measure shall be required to mitigate any potential impact of the project on the San Francisco Garter Snake.</p> <p>Mitigation Measure 5: The applicant/owner shall submit a pre-construction survey of the parcel for San Francisco Garter Snake (SFGS) prepared by a qualified biologist conducted no more than 30 days prior to construction. This survey shall be reviewed by Planning and Building prior to the commencement of work on the parcel. If suitable SFGS habitat is observed, the qualified biologist shall recommend appropriate mitigation measures to be followed throughout work on the project. If the species is found on the parcel at any point during construction, work shall cease immediately and the applicant/owner shall contact United States Fish and Wildlife Service, California Department of Fish and Wildlife, and San Mateo County Planning and Building Department within 24 hours to develop appropriate conservation measures to avoid and minimize impact. Work shall not continue until appropriate conservation measures are in place to the satisfaction of United States Fish and Wildlife Service and California Department of Fish and Wildlife.</p> <p>Source: Project Location; (California Natural Diversity Database, 2021); (Center for Biological Diversity, n.d.).</p>				
4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?		X		
<p>Discussion: There are no riparian habitats or other sensitive natural communities located on the project site. However, as discussed in 4.a, according to review of the California Natural Diversity</p>				

<p>Database (CNDDDB), the San Francisco Garter Snake (SFGS) has been observed in close proximity to the parcel. Mitigation Measure 5 has been introduced to mitigate for any risk to the San Francisco Garter Snake.</p> <p>Source: Project Plans; (California Natural Diversity Database, 2021); (Wetlands Mapper, 2021).</p>					
4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p>Discussion: Based upon National Wetlands Inventory Mapping data, there are no state or federally protected wetlands (marsh, vernal pool, coastal, etc.) on the parcel. The nearest body of water identified by the National Wetlands Inventory is a freshwater pond (classified as PUBHh) located approximately 575 feet northeast of the subject parcel. The pond is classified as a nontidal wetland that is permanently flooded as a result of a man-made barrier or dam that obstructs the inflow or outflow of water.</p> <p>Source: Project Plans; (Wetlands Mapper, 2021).</p>					
4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
<p>Discussion: According to review of the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site and there are no streams on the property that could contain aquatic species. However, as discussed in 4.a, according to review of the California Natural Diversity Database (CNDDDB), the SFGS has been observed in close proximity to the parcel. Mitigation Measure 5 has been introduced to mitigate for any risk to the San Francisco Garter Snake.</p> <p>Source: Project Plans; (California Natural Diversity Database, 2021); (Wetlands Mapper, 2021).</p>					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?		X		
<p>Discussion: The trees proposed for removal are the minimum necessary to accommodate the proposed development as these trees are within the footprint of the proposed development (including building, driveway and utilities). The Development Review Criteria of the Resource Management (RM) District Regulations prohibits the removal of trees with a trunk circumference of more than 55 inches measured 4.5 feet above the average surface of the ground (or more than 17.5 inches in diameter-at-breast height (DBH)), except as may be required for development permitted under the Zoning Regulations, among other reasons. The RM District allows single-family residences subject to the issuance of an RM permit. A significant tree is defined within the San Mateo County Zoning Ordinance as a tree greater than 38 inches in circumference (12" DBH) at 4.5</p>					

feet above the average base of the tree. As defined, seventeen significant trees are proposed for removal. These trees are seven Coast Live oaks (16", 20", 30", 30", 30", 30", and 33" DBH), one California bay (16" DBH), two Monterey pines (20", and 20" DBH), one American elm (14" DBH), two Coast redwoods (14" and 28" DBH), one White pine (28" BDH), two Purple leaf plums (14" DBH and 12" DBH), and one Blue spruce (14" DBH). Additionally, one blue spruce not of significant size (10" DBH) is proposed for removal. Ten of these trees are of a size falling under regulation by the RM District Development Review Criteria (17.5" DBH or greater). As previously mentioned, removal of these trees is necessary to accommodate the proposed single-family residential development. Mitigation Measures 6 and 7 have been added to mitigate tree loss and any damage to significant or heritage trees within the construction zone.

Mitigation Measure 6: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock, and of native and/or drought-tolerant and non-invasive species. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size, and location. Any regulated oak tree species removed shall be replaced with the same species. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets. Approved plantings shall be implemented and verified by Planning staff prior to final building inspection.

Mitigation Measure 7: The applicant shall submit a detailed Tree Protection Plan incorporating measures from a certified arborist as part of the building permit plan sets.

Source: Project Plans; (San Mateo County Zoning Regulations, 2019); (San Mateo County Significant Tree Ordinance, 2016); (San Mateo County Heritage Tree Ordinance, 2016).

4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
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Discussion: There are no adopted Habitat Conservation Plans, National Conservation Community Plans or other approved local, regional, or State habitat conservation plans for the project site.

Source: Project Location; (California Natural Community Conservation Plans, 2019).

4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
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Discussion: The project site is not located inside of within 200 feet of a marine or wildlife reserve. The nearest Wildlife Refuge is the Don Edwards San Francisco Bay National Wildlife Refuge, which is approximately 9.5 miles away as the crow flies.

Source: Project Location; (Wildlife Refuge Mapper).

4.h. Result in loss of oak woodlands or other non-timber woodlands?			X	
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Discussion: State Senate Concurrent Resolution No. 17 (Chapter 100, Relative to Oak Woodlands) requires state agencies to preserve and protect native oak woodlands to the maximum extent feasible or provide replacement plantings when oak woodlands are removed. For the purposes of the measure, "oak woodlands" means a five-acre circular area containing five or more oak trees per acre. The project parcel is smaller than the defined five-acre circular area under the State Senate Resolution. Nonetheless, the project does propose to remove non-timber woodlands

consisting of a total of one significant Oak tree and one Bay tree. Replacement plantings are required for the regulated trees proposed for removal. See staff's discussion in Section 4.e above
Source: Project Scope as Described on Project Plans; (Senate of the State of California, 1989).

5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		
<p>Discussion: The project was referred to the California Historical Resources Information System Northwest Information Center of Sonoma State University (CHRIS) to determine the site's potential for cultural resources or historic resources. In a response letter dated September 9, 2021, the CHRIS noted that no cultural resources studies have been conducted within the project area and that no previously identified cultural resources have been located within 0.25 miles of the project area. Due to the location of the proposed project, CHRIS determined that there is a low potential for unrecorded Native American resources to be present at the proposed area. While no further archeological resources study was recommended, CHRIS stated that "if archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archeologist has evaluated the situation." Therefore, although the potential to discover cultural, paleontological or archaeological resources during construction is low, the following mitigation measures are proposed.</p> <p>Mitigation Measure 8: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director and the Tamien Nation of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for the purpose of recording, protecting, or curating the discovery as appropriate and a Tamien Nation Tribal Monitor. The cost of the qualified archaeologist, Tribal Monitor and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources in consultation with the Tamien Nation. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring shall be submitted to the Northwest Information Center and the Tamien Nation after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.</p> <p>Mitigation Measure 9: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.</p> <p>Source: Project Location; (California Historical Resources Information System Northwest Information Center, 2021).</p>				

5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
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Discussion: See Section 5.a above.

Source: Project Location; (California Historical Resources Information System Northwest Information Center, 2021).

5.c. Disturb any human remains, including those interred outside of formal cemeteries?		X		
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Discussion: The project includes 1,400 c.y. of grading consisting of 800 c.y. of cut and 600 c.y. of fill with 200 c.y.'s to be exported. Though there are no known human remains located within the project area or surrounding vicinity, the grading operations involved in this project has the potential to unearth unknown human remains. The following mitigation measure has been included in the event human remains are encountered.

Mitigation Measure 10: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with California Environmental Quality Act Guidelines Section 15064.5(e).

Source: Project Location; (California Historical Resources Information System Northwest Information Center, 2021).

6. ENERGY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
<p>Discussion: Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration</p>				

and possible incorporation of new energy efficiency technologies and methods. On May 9, 2018, the CEC adopted the 2019 Building Energy Efficiency Standards, which went into effect on January 1, 2020. Under the 2019 Standards, residential buildings are 28 percent more energy efficient and nonresidential buildings are 5 percent more energy efficient than under the previous 2013 Standards. The proposed project would comply with the 2019 Building Energy Efficiency Standards which would be verified by the San Mateo County Building Department prior to the issuance of the building permit. The project would also be required to adhere to the provisions of CAL Green, which establishes planning and design standards for sustainable site development, energy, water conservation, material conservation, and internal air contaminants.

Construction

The construction of the project would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuels (e.g., fuel oil, natural gas, and gasoline) for automobiles (transportation) and construction equipment. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment during demolition and grading would be gas-powered or diesel-powered, and the later construction phases would require electricity-powered equipment.

Operation

During operations, energy consumption would be associated with resident and visitor vehicle trips and delivery and supply trucks. The project is a residential development project near La Honda Road served by existing road infrastructure. Pacific Gas and Electric (PG&E) provides electricity to the project area. Currently, the existing site contains an existing single-family dwelling. However, it is smaller than the proposed dwelling. Therefore, project implementation would result in a permanent increase in electricity over existing conditions. However, such an increase to serve a single-family residence would represent an insignificant percent increase compared to overall demand in PG&E's service area. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities and the projected electrical demand would not significantly impact PG&E's level of service. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources.

Source: Project Plans; Project Location; (California Green Building Code Ordinance No. 4824, 2020).

6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.			X	
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Discussion: The scope of the project (i.e., a new residence, driveway, and associated accessory structures) is not expected to conflict with or obstruct any state or local plan for renewable energy or energy efficiency and the development is not expected to cause inefficient, wasteful, and/or unnecessary energy consumption. Furthermore, the project would be required to comply with all State and local building energy efficiency standards, appliance efficiency regulations, and green building standards.

Source: Project Plans; (California Green Building Code Ordinance No. 4824, 2020).

7. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				X
<p>Discussion: Based upon an Engineering Geologic & Geotechnical Investigation prepared by Murray Engineers, Inc. there are no active or potentially active faults that cross the subject property. Therefore, the potential for fault rupture at the site is low.</p> <p>Source: Project Location, (Murray Engineers, Inc., 2017)</p>				
ii. Strong seismic ground shaking?		X		
<p>Discussion: The San Andreas fault is located approximately 2.4 miles northeast of the site. The Hayward and Calaveras faults are located approximately 21 and 26 miles northeast of the site, respectively. The potentially active Monte Vista-Shannon fault is located approximately 1.9 miles northeast of the site. The Woodhaven fault is located approximately 900 feet north of the site; however, the Woodhaven fault is not considered an active fault. Moderate to large earthquakes are probable along several active faults in the greater Bay Area. Therefore, strong ground shaking should be expected several times during the design life of the proposed project. All development is subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and subject to recommendations made by the applicant's geotechnical engineer to ensure the health and safety of occupants.</p> <p>Mitigation Measure 11: To ensure the safety of all persons residing at or visiting the proposed residence, the recommendations described in Murray Engineers, Inc.'s "Engineering Geologic & Geotechnical Investigation" dated October 2017 shall be implemented in the design and construction of the residence. The Planning and Building Department shall confirm that these recommendations are implemented on both submitted plans and during construction of the residence and associated improvements. Prior to issuance of the building permit for construction of the residence and associated improvements, the applicant shall submit a letter from Murray Engineers, Inc. or a qualified engineer that confirms the recommendations detailed in Murry Engineering's Engineering Geologic and Geotechnical Investigation have been implemented. If a recommendation was not implemented, a written explanation shall be provided for why the recommendation was not implemented and why the alternative provides</p>				

equivalent or more effective protection of the health and safety of residents and visitors to the parcel than the recommendations. This written explanation and project plans shall be submitted for review and approval by the County's Geotechnical Engineer as part of the building permit review process.

Source: Project Location; (Murray Engineers, Inc., 2017).

iii. Seismic-related ground failure, including liquefaction and differential settling?		X		
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Discussion: Based upon the ABAG Hazards Viewer liquefaction map, the liquification risk on the parcel is very low, and an investigation by Murray Engineers also concludes that the risk of liquification is very low. Murray Engineer's report also concluded that while differential compaction may occur on the site, it would not constitute a significant hazard to the proposed residence and associated improvements as long as recommendations from the report where implemented. Therefore, the potential for seismic-related ground failure including liquefaction and differential settling. See 7.a.ii (above) for appropriate mitigation measure.

Source: (Resilience Program Hazard Viewer Geographic Information System Hazard Viewer Liquefaction Susceptibility Layer, 2021); (Murray Engineers, Inc., 2017).

iv. Landslides?		X		
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Discussion: The ABAG Hazards GIS map indicates the landslide hazard area present on the parcel is "Most Landslides", and an investigation by Murray Engineers also concludes the property has experienced landslides in the past. However, Murray Engineers did not observe evidence of active landsliding in the area of the proposed residence and associated improvements. Their report concluded that as long as the residence and associated improvements are designed and constructed in accordance with the recommendations detailed in the report that a shallow landslide would not be a danger to the structural integrity of the project. The project is required to comply with the current California Building Code (CBC) and at the time of building permit is required to submit an updated geotechnical report in compliance with CBC 2019 and follow all design recommendations outlined in the geotechnical report to mitigate any potential seismic related landslide. See 7.a.ii (above) for appropriate mitigation measure.

Source: (Resilience Program Hazard Viewer Geographic Information System Hazard Viewer Landslide Hazard (Rainfall Induced) Layer, 1997); (Murray Engineers, Inc., 2017).

v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
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Discussion: The project is not located on a coastal cliff of bluff.

Source: Parcel Location, Project Plans.

7.b. Result in substantial soil erosion or the loss of topsoil?		X		
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Discussion: The project will require removal of organic-laden topsoil, grading (800 c.y. of cut and 600 c.y. of fill), and excavation in preparation for construction of the dwelling and associated improvements. Given the topography of the project site, there is a potential for erosion to occur if proper erosion control measures are not implemented. The applicant has developed an erosion control plan that includes fiber rolls and a stabilized construction entrance to reduce soil erosion. Furthermore, staff is recommending the following mitigation measures to further minimize erosion and runoff from the project area and to ensure that grading and erosion control measures are implemented appropriately.

Mitigation Measure 12: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

Mitigation Measure 13: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

Mitigation Measure 14: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Source: Project Plans; (Building Regulations of the County of San Mateo: Chapter 5 Regulations for Excavating, Grading, Filling and Clearing on Lands in Unincorporated San Mateo County, 2020); (San Mateo Countywide Water Pollution Prevention Program, 2020).

7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?		X		
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Discussion: As discussed in section 7.a and 7.b, potential geological hazards exist on the parcel. However, with proper implementation of the measures recommended by the applicant's geologist, and required by Mitigation Measure 11, the proposed project will not significantly increase the hazards to residents, visitors, or surrounding parcels.

Source: Project Plans; (Murray Engineers, Inc., 2017).

7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?		X		
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Discussion: According to a 2017 report prepared by Murray Engineers for the project, the clayey colluvial soil on the parcel is moderately to highly expansive. However, the report states that the proposed project is feasible from a geotechnical perspective. In response to these conditions Murray Engineers recommends several construction methods to mitigate for the risks posed by the

soils. Mitigation Measure 11 ensures that these mitigation measures will be incorporated into the final design and construction of the new dwelling.

Source: Project Location, (Murray Engineers, Inc., 2017).

7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	
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Discussion: The project has been preliminarily reviewed by the County of San Mateo Environmental Health Services and has received conditional approval for the location of a septic system capable to serve the proposed residential development.

Source: Project Plans; (San Mateo County Environmental Health Services, 2020).

7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
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Discussion: There are no mapped unique paleontological resource or geological features on the project parcel. The project location consists of Tmos (Sedimentary rocks (Miocene, Oligocene and/or Eocene)) which is commonly found throughout San Mateo County.

Source: Project Location; (Geologic Map of the San Francisco Bay Region, 2006).

8. CLIMATE CHANGE. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X	X	

Discussion: The project includes the removal of 17 trees. In context to the surrounding forested area, the removal of trees will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted to replace the regulated trees proposed for removal.

Grading and construction activities associated with the project will result in the temporary generation of GHG emissions primarily from construction-related vehicles and equipment. Any such potential increase in GHG emission levels will be minimal and temporary.

The project replaces an existing single-family residence on the parcel and is located in approximately the same location as the existing residence. The vehicle miles traveled associated with the dwelling will not increase as it will be in approximately the same location as the existing dwelling. While the proposed residence is larger than the existing residence, any increase in GHG

emissions associated with the larger residence are not expected to be significant. As described in 6.a, the new dwelling will be required to comply with the relevant version of Title 24, Part 6 of the California Code of Regulations. Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. Under the 2019 Standards, residential buildings are 28 percent more energy efficient and nonresidential buildings are 5 percent more energy efficient than under the previous 2013 Standards. The proposed project would comply with the 2019 Building Energy Efficiency Standards (or the standards in effect at the time of construction) which would be verified by the San Mateo County Building Inspection Section prior to the issuance of the building permit.

The California 2020 Total System Electric Generation (energy grid mix) Report generated by the California Energy Commission states that 33percent of energy generated in California was from renewable sources (biomass, geothermal, small hydroelectric, solar, and wind). The total energy generated by non-CO2 emitting sources (includes renewables, nuclear, and large hydroelectric) was 51 percent of the total electricity generated in California in 2020. Therefore, as an average of all electricity used in California, 49 percent of the energy used by the residence will be sourced from CO2 emitting sources. The new dwelling will be required to conform to Title 24 which requires a certain standard of energy efficiency. As such, GHG associated with energy production or direct GHG uses on the parcel will also be less due to required efficiencies.

The County has identified Energy Efficient Climate Action Plan (EECAP) goals which can be implemented in new development projects. Per Mitigation Measure 3, the project is required to incorporate applicable measures from the County’s EECAP Development Checklist and BAAQMD Best Management Practices (BMPs) that, once implemented, will reduce the project’s generation of greenhouse gas emissions.

Source: (General Plan, Chapter 17, Energy and Climate Change Element, 2013); (California Green Building Code Ordinance No. 4824, 2020); (2020 Total System Electric Generation, 2021).

8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
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Discussion: The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan provided that the measures outlined in Mitigation Measure 4 are implemented.

Source: (General Plan, Chapter 17, Energy and Climate Change Element, 2013)

8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	
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Discussion: As defined in Public Resources Code, forest land is *land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.* As seen in aerial photos, more than 10 percent of the property is forested; however, the property is currently developed with residential

<p>uses, and the replacement of the residential uses will have little impact to the forested areas of the lot.</p> <p>While a total of 18 trees are proposed for removal, the tree loss is insignificant when compared to the dense tree coverage of the parcel and surrounding vicinity. Thus, the proposed tree removals will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted to replace the regulated trees proposed for removal.</p> <p>Source: Project Plans; Project Location; (San Mateo County Zoning Regulations, 2019); (Public Resources Code: Division 4 - Forests, Forestry, and Range and Forage Lands, Part 2.5, Chapter 1, Section 4793.e, 2001).</p>					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p>Discussion: The project is not located on or adjacent to a coastal cliff or bluff.</p> <p>Source: Project Location; (Geographic Information System: Planning and Building Map Viewer, 2021).</p>					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project is not located on or adjacent to the San Francisco Bay or Pacific Ocean.</p> <p>Source: Project Location; (Geographic Information System: Planning and Building Map Viewer, 2021).</p>					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0385E effective October 12, 2012.</p> <p>Source: FEMA panel number 06081C0385E effective October 12, 2012.</p>					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0385E effective October 12, 2012.</p> <p>Source: FEMA panel number 06081C0385E effective October 12, 2012.</p>					

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p>Discussion: Neither the construction nor associated grading would result in a significant impact involving the transport, use, or disposal of hazardous material or toxic substances.</p> <p>Source: Project Scope as Defined in Project Plans.</p>				
9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p>Discussion: No significant use of hazardous materials is proposed. The project involves earthwork and construction of residential uses.</p> <p>Source: Project Scope as Defined in Project Plans.</p>				
9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p>Discussion: No use involving significant emission of or handling of hazardous materials or waste is proposed. The project involves earthwork and construction of residential uses.</p> <p>Source: Project Scope as Defined in Project Plans.</p>				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p>Discussion: The project site is not a listed hazardous materials site.</p> <p>Source: (The Hazardous Waste and Substances Sites (Cortese) List, 2020).</p>				

9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p>Discussion: The site is not located within an area regulated by an airport land use plan and is not located within 2 miles of a public airport or public use airport. The nearest airport is the Palo Alto airport, which is over 10.5 miles away (as the crow flies) from the subject parcel.</p> <p>Source: Project Location; (Geographic Information System: Planning and Building Map Viewer, 2021).</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project involves the construction of residential structures and would not permanently or significantly impede access on existing public roads. The plan has been reviewed and conditionally approved by San Mateo County Fire Department for emergency vehicle access.</p> <p>Source: Project Plans; Project Scope as Defined in Project Plans; Project Location; (San Mateo County Fire Department, 2020).</p>				
9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
<p>Discussion: The project is located within a State Responsibility Area and classified as being within a Moderate Fire Hazard Severity Zone, the lowest of the three classifications (very high, high, and moderate). The California Office of the State Fire Marshall states that these areas are determined “using a science-based and field-tested model that assigns a hazard score based on the factors that influence fire likelihood and fire behavior. Many factors are considered such as fire history, existing and potential fuel (natural vegetation), predicted flame length, blowing embers, terrain, and typical fire weather for the area.” The project was reviewed by the San Mateo County Fire Department and received conditional approval subject to compliance with Chapter 7A of the California Building Code for ignition resistant construction and materials and acceptable slope and material for the driveway, among other fire prevention requirements. No further mitigation, beyond compliance with the standards of the San Mateo County Fire Department, is necessary.</p> <p>Source: (San Mateo County Fire Hazard Severity Zoning, 2007); (State of California Office of the State Fire Marshall, 2021).</p>				
9.h. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0385E effective October 12, 2012.</p> <p>Source: FEMA panel number 06081C0385E effective October 12, 2012.</p>					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0385E effective October 12, 2012.</p> <p>Source: FEMA panel number 06081C0385E effective October 12, 2012.</p>					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p>Discussion: The closest dam or levee to the subject parcel is the Searsville Dam, located approximately over 3 miles away as the crow flies. The subject parcel's location is not identified on San Mateo County's Dam Failure Inundation Areas map as an inundation area. Therefore, there is no reason to believe there would be risk to people or structures as a result of the failure of a levee or dam.</p> <p>Source: Project Location; (Dam Failure Inundation Areas - San Mateo County, 2005); (Geographic Information System: Planning and Building Map Viewer, 2021).</p>					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: Risk of inundation by seiche, tsunami, or mudflow is considered nil, as the project site is over 7.5 miles from the nearest area mapped by Ritter & Dupre (1972) as being at risk of seiche, tsunami, or mudflow.</p> <p>Source: Project Location; (Ritter & Dupre, 1972).</p>					

10. HYDROLOGY AND WATER QUALITY. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy		X		

metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				
<p>Discussion: The project has the potential to generate polluted stormwater runoff during site grading and construction-related activities. However, these impacts would be reduced to a less than significant level with the implementation of Mitigation Measures 12-14.</p> <p>The permanent project will be required to comply with the County's Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. Additionally, the project must include Low Impact Development (LID) site design measures in compliance with Provision C.3.i of the County's Municipal Regional Stormwater Permit. The project will include 12,592 sq. ft. of impervious surface and remove 5,266 sq. ft. of impervious surface (7,327 sq. ft. of net additional impervious surface). These guiding standards will ensure that post-construction water runoff does not violate any water quality standard as the project proposes to direct roof, driveway, and patio runoff to vegetated areas. Furthermore, the proposed septic system has been preliminarily reviewed and conditionally approved by the County Environmental Health Services.</p> <p>Source: (San Mateo County Environmental Health Services, 2020); (San Mateo County Drainage Manual, 2019); (San Francisco Bay Region Stormwater NPDES Permit, Order No. R2-2015-0049, NPDES Permit No. CAS612008, 2015) (San Mateo Countywide Water Pollution Prevention Program, 2020).</p>				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
<p>Discussion: The project is not expected to deplete any groundwater supplies or interfere with groundwater recharge. The project proposes to utilize an existing on-site well for domestic water use. The project was preliminarily reviewed and conditionally approved by the County Environmental Health Services. There is no evidence that use of the well would interfere with groundwater supplies of other wells in the area.</p> <p>Source: Project Plans; (San Mateo County Environmental Health Services, 2020).</p>				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;			X	

<p>Discussion: The project does not involve the alteration of the course of a stream or river. Existing drainage patterns will be altered by proposed grading and development of the property. An erosion and sediment control plan for the site has been provided by the applicant and has been preliminarily approved and will be further reviewed upon submission of a building permit for the project. The purpose of this plan is to mitigate possible stormwater related erosion and sediment from the project site during construction. Additionally, the project has been preliminarily reviewed and conditionally approved by the County's Drainage Review Section for drainage compliance. A drainage report prepared and stamped by a Registered Civil Engineer will be required upon submission for a building permit. Furthermore, see staff's discussion in Section 7.b above.</p> <p>Source: Project Plans; (San Mateo County Drainage Manual, 2019); (San Mateo Countywide Water Pollution Prevention Program, 2020).</p>				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
<p>Discussion: The project will introduce a significant amount of new impervious surfaces to the site, however, required compliance with the County's Drainage Policy and Provision of C.3.i of the County's Municipal Regional Stormwater Permit will ensure that any increased runoff is captured and released on-site through appropriate measures (i.e., detention system). Furthermore, see staff's discussion in Section 10.a and 10.c above.</p> <p>Source: Project Plan; (San Mateo County Drainage Manual, 2019); (Civil Review - Site Plan Check List, 2017); (San Francisco Bay Region Stormwater NPDES Permit, Order No. R2-2015-0049, NPDES Permit No. CAS612008, 2015).</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
<p>Discussion: Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit is mandatory and would prevent the creation of significant additional sources of polluted runoff.</p> <p>Source: (San Mateo County Drainage Manual, 2019); (San Mateo Countywide Water Pollution Prevention Program, 2020); (San Francisco Bay Region Stormwater NPDES Permit, Order No. R2-2015-0049, NPDES Permit No. CAS612008, 2015).</p>				
iv. Impede or redirect flood flows?				X
<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0385E effective October 12, 2012. The proposed development will not impede or redirect flood flows.</p> <p>Source: Project Location; FEMA panel number 06081C0385E effective October 12, 2012.</p>				

10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<p>Discussion: The project parcel is not located in a flood hazard, tsunami, or seiche zone.</p> <p>Source: Project Location; (Ritter & Dupre, 1972).</p>				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
<p>Discussion: The Sustainable Ground Water Management Act requires local regions to create groundwater sustainability agencies and to adopt groundwater management plans for identified medium and high priority groundwater basins. San Mateo County has nine identified groundwater basins and at this time they are all classified as low-priority, and therefore not subject to the Sustainable Ground Water Management Act. Additionally, the project will be required to conform with the County's drainage policies, such as requiring that post-construction off-site stormwater flows do not exceed pre-construction flows. Finally, the project will be required to conform with San Mateo County's Municipal Regional Stormwater National Pollution Discharge Elimination System Permit, which requires measures such as low impact development to minimize stormwater pollution.</p> <p>Source: Project Location; (Sustainable Groundwater Management Act, 2019)</p>				
10.f. Significantly degrade surface or groundwater quality?		X		
<p>Discussion: The project is required to comply with the County's Drainage Policy and Provision C.3.i of the County's Municipal Regional Stormwater Permit which will prevent significant degradation of surface water quality after construction. Mitigation Measures 12-14 will reduce construction-related stormwater impacts to a less than significant level. The applicant proposes to utilize an existing water well on the property, for which the Environmental Health Services has reviewed and conditionally approved. Furthermore, the well will be required to meet quality and quantity standards set forth by the Environmental Health Services.</p> <p>Source: Project Plans; (San Mateo County Drainage Manual, 2019); (California Regional Water Quality Control Board, 2015); (San Mateo County Environmental Health Services, 2020).</p>				
10.g. Result in increased impervious surfaces and associated increased runoff?		X		
<p>Discussion: The project will result in increased impervious surfaces and associated increased runoff. The implementation of Mitigation Measures 12-14 will reduce project-related impacts to a less than significant level. No further mitigation measures are necessary.</p> <p>Source: Project Plans, Project Scope as Defined in Project Plans.</p>				

11. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X
<p>Discussion: The project does not involve a land division or development that would result in the division of an established community. The project proposes to replace an existing single-family dwelling on a 1.5-acre parcel with a new single-family dwelling and associated accessory structures. The parcel is located in a rural area of the County and will be among other single-family developments on similarly sized or larger rural parcels.</p> <p>Source: Project Plans; Project Location.</p>				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion: The project does not conflict with any land use plan, policy, or regulation.</p> <p>Source: Project Plans; (San Mateo County Zoning Regulations, 2019).</p>				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
<p>Discussion: The project proposes improvements to primarily serve the subject property. The San Mateo County Fire Department has required that the project improve the existing road to all weather surface from its existing state as a dirt road for fire protection purposes. This road serves several other parcels, but the improvements will only be completed up to the subject parcel. Additionally, the project includes use of an existing private on-site domestic well and new on-site private septic system to serve the development. These improvements are completely within the parcel boundaries of the subject property and do not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas.</p> <p>Source: Project Plans; (San Mateo County Fire Department Memo: PLN 2017-00369, 2020).</p>				

12. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p>Discussion: There are no known mineral resources identified on the project parcel.</p> <p>Source: Project Location; (General Plan Mineral Resources Map, 1986).</p>				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>Discussion: There are no identified locally important mineral resource recovery site(s) delineated on the County's General Plan, any specific plan, or any other land use plan.</p> <p>Source: Project Location; (General Plan Mineral Resources Map, 1986).</p>				

13. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
<p>Discussion: During project grading and construction, excessive noise could be generated on a temporary basis. However, such temporary noise is regulated by Section 4.88.360 (Exemptions) of the San Mateo County Ordinance Code for Noise Regulations. Once construction is complete, the project is not expected to generate significant amounts of noise.</p> <p>Source: Project Plans; (Noise Regulations - San Mateo County Ordinance Code, 2006).</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	

Discussion: The project would generate short-term ground-borne vibration from construction and grading activities; however, any such increase would be temporary and localized to the project site. No mitigation is necessary.

Source: Project Plans; Project Scope as Described in Project Plans.

13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
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Discussion: The project is not located within an area regulated by an airport land use plan or within 2 miles of a public airport. The nearest airport is the Palo Alto airport, which is over 10.5 miles away (as the crow flies) from the subject parcel.

Source: Project Location; (Geographic Information System: Planning and Building Map Viewer, 2021).

14. POPULATION AND HOUSING. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X

Discussion: All improvements associated with the proposed project are completely within the subject parcel's boundaries and are only sufficient to serve the future single-family residence that will be replacing an existing single-family residence.

Source: Project Plans.

14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
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Discussion: The project proposes to replace an existing single-family residence with a new single-family residence; therefore, the project does not propose to displace existing housing.

Source: Project Scope as Defined in Project Plans.

15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<p>Discussion: The project is limited to a new single-family residence which will replace the existing single-family residence and, therefore, will not involve new or physically altered government facilities or increase the need for new or physically altered government facilities. Additionally, the project will not impact service ratios, response times, or other performance objectives for any of the public services in the area.</p> <p>Source: Project Plans; Project Scope as Defined in Project Plans.</p>				

16. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
<p>Discussion: The project is limited to a new single-family residence which will replace the existing single-family residence and, therefore, will not increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility will occur or be accelerated.</p> <p>Source: Project Plans; Project Scope as Defined in Project Plans.</p>				

16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p>Discussion: The project does not include any recreational facilities as proposed development is limited to a single-family residential use.</p> <p>Source: Project Plans; Project Scope as Defined in Project Plans.</p>				

17. TRANSPORTATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	
<p>Discussion: The proposed project includes improvements to the existing private driveway off of Williams Ranch Road to serve the proposed new single-family residence. The project has been reviewed and conditionally approved by the San Mateo County Fire Department and the County Department of Public Works. The grading work and construction associated with the new residences will result in a temporary increase in traffic levels. As the project is a single-family dwelling to replace an existing single-family dwelling, no net increase in traffic generated from the parcel is expected. Therefore, the project is not expected to conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.</p> <p>Source: Project Scope as Defined in Project Plans, (San Mateo County Fire Department Memo: PLN 2017-00369, 2020), (San Mateo County Department of Public Works, 2017).</p>				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts?</i> <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>			X	
<p>Discussion: The project is screened from the requirement for a Vehicle Miles Traveled (VMT) analysis pursuant to Senate Bill (SB) 743 and Section 15064.3 of the CEQA Guidelines as a “small project” based on the State of California Governor’s Office of Planning and Research’s (OPR) December 2018 Technical Advisory for Evaluating Transportation Impacts in CEQA to achieve compliance with SB 743 as the single-family residence would generate less than 110 daily trips, is consistent with the San Mateo County General Plan, and suggests no evidence indicating a potentially significant level of VMT would result.</p>				

Source: Project Scope as Defined in Project Plans; State of California Governor’s OPR December 2018 Technical Advisory; San Mateo County Department of Public Works, Board of Supervisors Members Memo, dated September 23, 2020 for Change to Vehicle Miles Traveled as Metric to Determine Transportation Impacts under CEQA Analysis; Caltrans Transportation Impact Study Guide, dated May 20, 2020.

17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
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Discussion: The project proposes to improve the existing private driveway off of William Ranch Road for single-family residential use. The project has been reviewed and conditionally approved by the San Mateo County Department of Public Works on October 24, 2017 for traffic safety of the proposed driveway onto Williams Ranch Road.

Source: Project Plans; (San Mateo County Department of Public Works, 2017).

17.d. Result in inadequate emergency access?			X	
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Discussion: The project was reviewed and approved with conditions by the San Mateo County Fire Department on September 3, 2020, which included review for emergency access; therefore, the project would not result in inadequate emergency access.

Source: (San Mateo County Fire Department, 2020).

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X

Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in California Public Resources Code Section 5020.1(k).

Source: Project Location; (Register of Historic Places, 2021); (General Plan, Historical and Archaeological Resources Background - Appendix B (Preliminary Inventory of Historic Resources), 1986); (California Public Resources Code, Section 5020.1(k), 1993).

<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)</p>			X	
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Discussion: Staff requested a Sacred Lands file search of the project vicinity, which was conducted by the California Historical Resources Information System Northwest Information Center (CHRIS) and resulted in no found records. Additionally, the California Historical Resources Information System Northwest Information Center (CHRIS) determined that the proposed project area has a low possibility of containing unrecorded archeological resources and no further study for archaeological resources was recommended. Staff sent consultation notices to California Native American tribes traditionally and culturally affiliated with the project area as identified by the Native American Heritage Commission (NAHC). On November 22, 2021 the Ms. Quirina Geary, Chairwoman of the Tamien Nation, requested consultation on this project. Project materials were sent to the Tamien Nation on November 30, 2021. The project is not expected to cause a substantial adverse change to any identified tribal cultural resources. However, in following the (NAHC's recommended best practices, the following mitigation measures are recommended to minimize any potential significant impact to unknown tribal cultural resources.

Mitigation Measure 15: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop within 50 feet until a qualified professional and Tamien Nation can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 16: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the Tamien Nation tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: Project Plans; Project Location; (California Historical Resources Information System Northwest Information Center Memo Regarding PLN2017-00369/APN 078-120-050 at 12660 Williams Ranch RD, 2021); (Native American Heritage Commission, 2021), (A.B. 52, 2014).

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
<p>Discussion: The project involves the upgrade of an existing private well and installation of a new septic system to replace the existing septic system, both of which have been reviewed and conditionally approved the County's Environmental Health Services. No new or expanded water or wastewater treatment facilities are necessary to serve the proposed project. In order to comply with San Mateo County's drainage policies, on-site stormwater measures would be installed in association with the proposed project. The project has been conditioned to provide stormwater and drainage measures designed by a licensed civil engineer upon submission of a building permit. These plans will be reviewed and approved by the San Mateo County Drainage Review Section. There is no indication that the installation of these measures will cause any significant environmental effects.</p> <p>Source: (San Mateo County Drainage Manual, 2019); (San Mateo County Environmental Health Services, 2020).</p>				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
<p>Discussion: An existing well provides domestic water service for the parcel. As part of the project's conditional approval, San Mateo County Environmental Health Services has conditioned that the project demonstrates appropriate potable domestic water supply that meets minimum drinking water standards for the dwelling.</p> <p>Source: Project Plans; (San Mateo County Environmental Health Services, 2020).</p>				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p>Discussion: See staff's response to Question 19.a.</p> <p>Source: (San Mateo County Drainage Manual, 2019); (San Mateo County Environmental Health Services, 2020).</p>				

19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
<p>Discussion: The project consists of the construction of a single-family development to replace an existing single-family dwelling. While the new single-family dwelling would be larger than the existing dwelling, it is unlikely that the amount of waste generated would be significantly greater than what is currently generated by the existing dwelling. Additionally, the California Department of Resources, Recycling and Recovery measures landfill waste in pounds per person per day (average of 6.7 pounds per person per day in 2019), and the amount of people inhabiting the dwelling is unlikely to substantially increase from what currently exists. Therefore, there is no reason to believe that the project would generate excessive amounts of solid waste or impair the attainment of solid waste reduction goals.</p> <p>Source: Project Scope as Depicted on Project Plans; (State of Disposal and Recycling for Calendar Year 2019, 2021).</p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?			X	
<p>Discussion: The project involves demolition of an existing single-family residence and construction of a new single-family residence within an existing rural residential community. As proposed, there is no reason to believe that the new dwelling will produce significantly more waste than the existing dwelling. All elements of the project will comply with regulations related to solid waste.</p> <p>Source: Project Scope as Depicted in Project Plans.</p>				

<p>20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
<p>Discussion: No revisions of the adopted Emergency Operations Plan would be required as a result of the proposed project. The nearest public fire service is San Mateo County Fire Department Station 58, located approximately 3.5 miles away from the subject parcel. Emergency response would not be impacted because primary access to all major roads would be maintained during construction and habitation of the residence. As discussed in Section 9 (Hazards and Hazardous Materials), the proposed project has been reviewed and conditionally approved by the San Mateo County Fire Department on September 3, 2020; and would not impair or physically interfere with an adopted emergency response or evacuation plan. Therefore, impacts would be less than significant, and no mitigation is required.</p>				

Source: Project Plans; Project Location; (San Mateo County Fire Department Memo: PLN 2017-00369, 2020); (Geographic Information System: Planning and Building Map Viewer, 2021).				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
<p>Discussion: Wildland Urban Interface fires occur where combustible vegetation meets combustible structures, combining the hazards associated with wildfires and structure fires. The project is located in a High Fire Severity State Responsibility Area as identified by the California Department of Forestry and Fire Protection's 2007 San Mateo County Fire Hazard Severity Zoning Map. The new residential structure constructed as part of the proposed project would include fire resistant features that conform to modern fire and building codes, as well as fire detection or extinguishing systems. The likelihood that a major structural fire will expand into a wildland fire before it can be brought under control is therefore significantly reduced. Similarly, wildfires will be less able to burn the building because of the preventative measures in place. Further, due to the proximity of the project site to San Mateo County Fire Station 58 (3.5 miles away), the likelihood of injuries or pollutant emissions due to a wildfire is minimal. Therefore, the proposed project would not exacerbate wildfire risks or expose occupants to pollutant concentrations from a wildfire, or to the uncontrolled spread of wildfire.</p> <p>Source: Project Location; (San Mateo County Fire Hazard Severity Zoning, 2007); (San Mateo County Fire Department Memo: PLN 2017-00369, 2020).</p>				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
<p>Discussion: The proposed project to demolish the existing single-family dwelling and construct a new single-family dwelling (and associated structures) on a parcel which adjoins other single-family rural residential development does not require the installation of new roads, fuel breaks, or power lines. The project includes the construction of a fire truck turnaround that has been reviewed and conditionally approved by the San Mateo County Fire Department. No further mitigation is necessary.</p> <p>Source: Project Plans; (San Mateo County Fire Department Memo: PLN 2017-00369, 2020).</p>				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		X		
<p>Discussion: The project site is moderately to steeply sloped with flatter building pads developed in the area that currently contains a residence, with possible geologic hazards discussed in sections 7a – 7f of this document. However, Mitigation Measure 11 will ensure that adequate measures are taken to ensure the safety of residents, visitors, and neighboring properties. Additionally, the project</p>				

will be required to meet safety standards as specified by the San Mateo County Fire Department and drainage standards as specified by San Mateo County’s drainage policies. Consistency with these requirements will be confirmed at the building permit stage of the project.

Source: Project Plans; (San Mateo County Drainage Manual, 2019); (Murray Engineers, Inc., 2017); (San Mateo County Fire Department Memo: PLN 2017-00369, 2020).

21. MANDATORY FINDINGS OF SIGNIFICANCE.

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		

Discussion: The proposed project is in roughly the same location as the existing single-family residence is located, and this area has experienced prior disturbances. However, according to review of the California Natural Diversity Database (CNDDDB), the San Francisco Garter Snake (SFGS) has been observed in close proximity to the parcel. The San Francisco Garter Snake was listed as a federally endangered species under the U.S. Endangered Species Act in 1967, and a state endangered species under the California Endangered Species Act in 1971. While the SFGS has not been observed on the subject property, Mitigation Measure 5 is proposed due to the subject parcel’s proximity to a location where the snake has been observed. See section 4 for a detailed discussion of this topic.

Source: Project Plans; Project Location; (California Natural Diversity Database, 2021).

21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X		
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Discussion: There are several parcels within the vicinity of the subject parcel that are developed with single-family residences. It is not likely that the incremental effects of this project are considerable when viewed in conjunction with the effects of past, current, and probable future

private or public projects in this area. The project site is located in a rural area where the rate and intensity of development is low. While the project will potentially result in site specific impacts as discussed in more depth within the relevant sections of this document, incorporation of the recommended mitigation measures will reduce these impacts to a less than significant level. Any future development in the area will be subject to review under the California Environmental Quality Act.

Source: Project Plans.

21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
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Discussion: The project could result in environmental impacts that could both directly and indirectly cause impacts on human beings, including the introduction of new sources of light and glare, temporary air quality impacts from construction-related emissions, and temporary greenhouse gas emissions from construction-related activities, as discussed in more depth within the relevant sections of this document. However, the implementation of the recommended mitigation measures included in this document, and mitigation measures proposed in the project plans, will adequately reduce any potential impacts to a less than significant level.

Source: Project Plan.

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	
City		X	
California Coastal Commission		X	
County Airport Land Use Commission (ALUC)		X	
Other: _____		X	
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:		X	
State Department of Fish and Wildlife		X	
State Department of Public Health		X	
State Water Resources Control Board		X	
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

<u>MITIGATION MEASURES</u>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><u>Mitigation Measure 1:</u> All proposed lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.</p> <p><u>Mitigation Measure 2:</u> Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective and colored as to blend into the natural landscape.</p> <p><u>Mitigation Measure 3:</u> The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures listed below:</p> <ol style="list-style-type: none"> a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified visible emissions evaluator. g. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. h. Post a publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations. 		

Mitigation Measure 4: The applicant shall implement the following dust control measures during grading and construction activities:

- a. Water all active construction and grading areas at least twice daily.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- c. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
- d. Sweep street daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
- e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)

Mitigation Measure 5: The applicant/owner shall submit a pre-construction survey of the parcel for San Francisco Garter Snake (SFGS) prepared by a qualified biologist conducted no more than 30 days prior to construction. This survey shall be reviewed by Planning and Building prior to the commencement of work on the parcel. If suitable SFGS habitat is observed, the qualified biologist shall recommend appropriate mitigation measures to be followed throughout work on the project. If the species is found on the parcel at any point during construction, work shall cease immediately and the applicant/owner shall contact United States Fish and Wildlife Service, California Department of Fish and Wildlife, and San Mateo County Planning and Building Department within 24 hours to develop appropriate conservation measures to avoid and minimize impact. Work shall not continue until appropriate conservation measures are in place to the satisfaction of United States Fish and Wildlife Service and California Department of Fish and Wildlife.

Mitigation Measure 6: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock, and of native and/or drought-tolerant and non-invasive species. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size, and location. Any regulated oak tree species removed shall be replaced with the same species. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets. Approved plantings shall be implemented and verified by Planning staff prior to final building inspection.

Mitigation Measure 7: The applicant shall submit a detailed Tree Protection Plan incorporating measures from a certified arborist as part of the building permit plan sets.

Mitigation Measure 8: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director and the Tamien Nation of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for the purpose of recording, protecting, or curating the discovery as appropriate and a Tamien Nation Tribal Monitor. The cost of the qualified archaeologist, Tribal Monitor and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources in consultation with the Tamien Nation. In

addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring shall be submitted to the Northwest Information Center and the Tamien Nation after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 9: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 10: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with California Environmental Quality Act Guidelines Section 15064.5(e).

Mitigation Measure 11: To ensure the safety of all persons residing at or visiting the proposed residence, the recommendations described in Murray Engineers, Inc.'s "Engineering Geologic & Geotechnical Investigation" dated October 2017 shall be implemented in the design and construction of the residence. The Planning and Building Department shall confirm that these recommendations are implemented on both submitted plans and during construction of the residence and associated improvements. Prior to issuance of the building permit for construction of the residence and associated improvements, the applicant shall submit a letter from Murray Engineers, Inc. or a qualified engineer that confirms the recommendations detailed in Murry Engineering's Engineering Geologic and Geotechnical Investigation have been implemented. If a recommendation was not implemented, a written explanation shall be provided for why the recommendation was not implemented and why the alternative provides equivalent or more effective protection of the health and safety of residents and visitors to the parcel than the recommendations. This written explanation and project plans shall be submitted for review and approval by the County's Geotechnical Engineer as part of the building permit review process.

Mitigation Measure 12: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

Mitigation Measure 13: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

Mitigation Measure 14: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Mitigation Measure 15: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop within 50 feet until a qualified professional and Tamien Nation can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 16: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the Tamien Nation tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

X I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Delaney Selvidge

(Signature)

May 2, 2022

Planner

Date

(Title)

ATTACHMENTS:

- A. Vicinity Map
- B. Project Plans, dated March 24, 2022
- C. Project Arborist Report, dated March 23, 2022

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