COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: April 8, 2026

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Appeal of the Director of Planning and Building's decision to approve a Design Review permit, pursuant to Chapter 8.256 of the County Ordinance Code, and Grading Permit, pursuant to Section 9283of the Grading Regulations, for the construction of a new 5,935 sq. ft. two-story single-family residence with an attached 744 sq. ft. three-car garage, on Parcel A (21,979 gross sq. ft.;19,882 net sq. ft.) of an approved subdivision (PLN2021-00357), located on Jefferson Avenue in the Emerald Lake Hills area of the unincorporated County. The project involves a grading permit for 420 cubic yards (c.y.) of grading and no tree removal. The existing residence would be demolished.

County File Number: PLN2025-00201 (Ernst / Simpson)

PROPOSAL

The applicant proposes to construct a new two-story single-family residence with an attached three-car garage, on Parcel A created by an approved two-lot subdivision (PLN2021-00357). The parcels of the subdivision border Upper Emerald Lak and are located in an area designated for single-family residential use, with residences located on all adjacent parcels. The project is associated with the removal of two trees which qualified for expedited tree removal permits (PLN2026-00100) and are not the subject of this appeal.

RECOMMENDATION

That the Planning Commission deny the appeal and approve the Design Review Permit and Grading Permit, County File Number PLN2025-00201, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Jonathan Bruns, Project Planner

Appellant: Sun Sim Park

Applicant: Steve Simpson

Owner: Gary Ernst

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

Location: Jefferson Avenue, Emerald Lake Hills

APN: 057-270-970

Size: 21,979 sq. ft. (19,882 sq. ft. net)

Existing Zoning: RH / DR

General Plan Designation: Low Density Residential

Existing Land Use: Developed, single-family residence

Water Supply: Redwood City Municipal Water Department

Sewage Disposal: Emerald Lake Sewer District (County)

Flood Zone: Zone X (areas of minimal flood hazard), FEMA Panel 06081C0117F, Effective Date: August 2, 2017

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban residential zone.

Setting: The subject parcel is located in an area designated for single-family residential use and is currently developed. Developed parcels with residences are located on all sides, with the exception of the parcel to the south that contains the Upper Emerald Lake.

Chronology:

Date		Action
July 7, 2025	-	Application received.
October 16, 2025	-	Project deemed complete.

November 4 , 2025 - Emerald Lake Hills Design Review Meeting held. The Design Review Officer (DRO) received public comment from speakers including the appellant, who expressed concerns regarding work within an easement, house size and location, lake view blockage, and privacy impacts, among other concerns. The DRO addressed these concerns and recommended the project for approval.

December 11, 2025 - Appeal filed with County

April 8, 2026 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance to the General Plan

The subject parcel is designated by the General Plan as a Low-Density Residential use area, with a density of 0.3 – 2.3 dwelling units per acre. The subject parcel is a standard-size parcel of 21, 979 sq. ft., which, if developed with a single-family residence, would result in a density of approximately 1.98 dwelling units per acre, which complies with the General Plan density designation.

The proposed project conforms to General Plan policies 2.17 (*Regulate Development to minimize Soil Erosion and Sedimentation*) and 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) through erosion control measures included in the plans.

2. Conformance with Design Review District Guidelines

a. Recommendation by the DRO

On November 4, 2025, the DRO reviewed the project at the Emerald Lake Hills Design Review Meeting. At that meeting, the DRO received public comment from speakers including from Sung Sim Park, the Appellant at 3875 Jefferson Avenue, who expressed concerns regarding work within a pathway easement, changes to drainage flow with the proposed driveway, house size and location, lake view blockage, privacy impacts, among other concerns. The Applicant responded that the second floor was narrowed to mitigate view impacts to the neighbor at 3875 Jefferson, and further that the house was sited in order to be as far from the adjoining property line as practical , that the Appellant does not currently have a view of the lake

(because it is blocked by existing vegetation on the subject parcel), and that privacy impacts would be minimal due to the distance of the Appellant's house and intervening vegetation. Based on the foregoing, the DRO recommended approval of the project as it was in substantial compliance with the design review standards. The DRO stated that the proposed project was in compliance with the Design Review standards based on site planning, colors, materials, and privacy, providing compatibility with other surrounding developments. In the Letter of Decision approving the project, the DRO included a recommendation for the applicant to change the second-story rearward facing bedroom window to a clearstory window in order to reduce potential privacy impacts to the appellant's property.

b. Appeal of the DRO's Decision to Approve the Project

On December 11, 2025, an appeal was filed by Sung Sim Park (Appellant) at 3875 Jefferson Avenue. The following is a discussion of the points of the appeal:

(1) The Appellant asserts that the existing drainage plan is insufficient to allow for a granting of the grading permit. They contend that the drainage plan would enable stormwater from development to flow across property lines, in contrast to Condition 23 by the Drainage Review Section which requires that stormwater not flow across property lines. They state that the grading permit should not be issued until a further drainage analysis is completed that addresses these issues.

Staff's response: The Drainage Review Section completed their review of the project plans and required changes that shall be addressed by the Applicant as part of the Conditions of Approval, including Condition 23 which requires the project to prevent stormwater from development from flowing across property lines. While the pre-project volume of stormwater would be allowed to flow across property lines, the post-development stormwater runoff peak flow and volume must be less than or equal to the undeveloped stormwater runoff peak flow and volume at each point of discharge from the project parcel, unless an alternative discharge point is otherwise approved by the County. The project would be reviewed for compliance during the drainage review during the building permit application.

(2) The Appellant asserts that the second-story bedroom window of the proposed house affects the privacy of their house at 3875 Jefferson Avenue. They state the current proposed window would

face directly into the residence at 3875 Jefferson. They explain that because of a grade difference between the two properties, the subject window would be at the same level as the main floor of 3875 Jefferson. The appellant gives alternatives to mediate this privacy issue including moving the location of the second floor to be over the garage and living room area, the use of frosted glass windows, the use of a privacy trellis, and the use of a clearstory design window.

Staff's response: The location of the proposed second floor bedroom window is over 50 feet from the adjoining side property line, which minimizes potential privacy impacts. Staff has encouraged the applicant to replace the proposed second story bedroom window with a clearstory window to further alleviate privacy concerns.

3. Conformance with Zoning Regulations

a. Compliance with the RH Zoning District Regulations

The 21,979-square foot project site conforms to the minimum lot size of the RH/DR zoning district. As shown in the table below, the project complies with the requirements of this zoning district.

Table 1 - Compliance with the RH/DR Zoning District

	Required	*Proposed*	*Complies?*
Min. Side Yard Setback	7.5 ft	Right: 11 ft – 3 in. Left: 35 ft – 2 in.	Yes
Min. Combined Side Yard Setback	20 ft	46 ft. – 5 in.	Yes
Min. Front Setback	20 ft.	21 ft.-1 in.	Yes
Min. Rear Setback	20 ft.	20 ft. – 2 in.	Yes
Max. Building Height	28 ft.	27 ft. – 10 in.	Yes
Max. Floor Area Ratio	30%	29.86% (5,935.86 sq ft)	Yes
Max. Building Site Coverage	25%	22.76% (4,524.25 sq ft.)	Yes
Min. Average Lot Width	50 ft.	121. 71 ft.	Yes
Min. Lot Size	12,000 sq. ft.	21, 979 sq. ft.	Yes

4. Conformance with Grading Regulations

The proposed project requires approximately 670 c.y. of cut and 130 c.y. of fill to accommodate the proposed driveway and residence. Planning and Geotechnical staff have reviewed the proposal and submitted reports and determined that the project conforms to the criteria for review contained in the Regulations for Excavating, Grading, Filling and Clearing on Lands in Unincorporated San Mateo County (referred to in this report as "Grading Regulations"). The findings and supporting evidence are outlined below:

a. **That the granting of the permit will not have a significant adverse effect on the environment.**

The project will have a less-than-significant impact on the environment with the implementation of standard conditions of approval which will require excavated earth to be hauled off-site and deposited to an approved disposal location, require application of erosion control measures prior to and during project grading and construction, place limitations on grading during the wet season, and require the Project Engineer to submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Regulations.

b. **That the project conforms to the criteria of the San Mateo County Grading Ordinance.**

The project, as conditioned, conforms to the criteria for review in the Grading Regulations, including an erosion and sediment control plan and dust control measures.

c. **That the project is consistent with the General Plan.**

As outlined earlier in Section A of this report, the project conforms to applicable components of the County's General Plan.

B. ALTERNATIVES

In addition to the recommended action, the Planning Commission may choose to continue its review of the project to request additional information; deny the project and identify findings for such denial; or approve the project with amendments to the suggested conditions of approval.

C. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

D. REVIEWING AGENCIES

Department of Public Works – Roads Section
Department of Public Works – Sewers Section
Drainage Review Section
Geotechnical Section
Parks Department
Woodside Fire Protection District

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map showing vicinity, subject site, and Appellant's residence.
C. Plans reviewed by DRO on November 4, 2025
D. Appeal Documents

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2025-00201 Hearing Date: April 8, 2026

Prepared By: Jonathan Bruns, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS TO DENY APPEAL AND APPROVE PROJECT

For the Environmental Review, Find:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

For the Design Review, Find:

2. That the project as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for Design in Emerald Lake Hills, Chapter 8.256.150, specifically as follows:

    a. Chapter 8.256.150.B, Architectural Styles:

        The design of the proposed residence reflects as much as possible the predominant architectural style and natural surroundings of the immediate area.

    b. Chapter 8.256.150.G, Materials and Colors

        The design of the proposed residence makes use of several materials and colors that blend and complement each other. The color proposed for the sidings of the main residence make use of beiges and lighter grays, while the proposed stone siding section make use of natural light stone color.

For the Grading Permit, Find:

3. That the proposed grading will not have a significant adverse effect on the environment. This project has been reviewed by the Department of Public Works and the Planning and Building Department's Drainage Section. Based on the foregoing, the project, as proposed and conditioned, can be completed without significant adverse effect on the environment.

4. That the project conforms to the criteria of Chapter 10.68 of the County's Building Code, including the standards referenced in Chapter 10.68.170. The project, as proposed and conditioned, conforms to the standards in the grading ordinance, with regard to the erosion and sediment control plan, and timing of the grading activity.

5. That the project is consistent with the General Plan. As proposed and conditioned, the project complies with General Plan policies 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and 2.17 (*Erosion and Sedimentation*) because the project includes measures to control erosion and sediment both during grading and construction.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on April 8, 2026, and reviewed by the Emerald Lake Hills Design Review Officer (DRO) on November 4, 2025. Any changes or revision to the approved plans shall be submitted for review by the Director of Planning and Building to determine if they are in substantial compliance with the approved plans, prior to being incorporated into the building plans. Adjustments to the design of the project may be approved by the DRO if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building permit stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the DRO may refer consideration of the adjustments, if they are deemed to be major, to a new DRO public hearing which requires payment of an additional fee of $3,770.

2. The design review and grading permit shall be valid for five years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by a single one-year increment with submittal of an application for a permit extension and payment of applicable extension fees 60 days prior to the expiration date.

3. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit approval by the Current Planning Section.

4. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

5. A Tree Protection Plan for all protected trees to remain, compliant with Section 8.400.120 of the San Mateo County Protected Tree Ordinance, shall be included in the building plan set, per the stipulations below.

    a. Tree protection for neighboring trees may be installed at dripline or property boundary, whichever is greater.

    b. Work within the recommended tree protection zone (*dripline or 10x radius whichever is greater*) from the neighboring trees shall be done by hand.

6. Prior to the Current Planning Section approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevations of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross section (if one is provided).

7. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land survey or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans, similarly, certification on the garage slab and the topmost elevation of the roof are required.

8. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction, and no additional inspections shall be approved until a revised set of plans is submitted and subsequently approved by both the Building Official and the Director of Planning and Building.

9. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and Woodside Fire Protection District.

10. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.

11. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-stie; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing into adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

    b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

c. The applicant shall ensure that no construction-related vehicles impede through traffic along the right-of-way on Jefferson Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Jefferson Avenue. There shall be no storage of construction vehicles in the public right-of-way.

12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours of 7:00am to 6:00pm, weekdays, and 9:00am to 5:00pm, on Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).

13. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

14. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines" including, but not limited to, the following:

    a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

    b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

    c. Performing clearing and earth-moving activities only during dry weather.

    d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

    e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

    f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.

    g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

    h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

    i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

15. Suggested: To further improve privacy affected by neighboring properties, it is recommended that the window design for the rearward facing second-floor bedroom be changed to a clearstory design

Grading

16. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Director of Planning and Building grants the exception. Exceptions will only be granted if the associated building permit is a week or less from being issued, dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

17. Add notes to plans submitted for a building permit with the following minimum dust control measures:

    a. Water all 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 2 feet of freeboard.

    c. Apply water two times daily or apply (non-toxic) soil on all unpaved access roads, parking areas, and staging areas at the project site.

    d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

    e. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

18. Prior to issuance of the grading permit “hard card,” the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. Along with the “hard card” application, the applicant shall submit a letter to the Current Planning Section, at least two weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation, and haul route. If the schedule of grading operations calls for the grading to be complete in one dry season, then the winterization plan shall be considered a contingent plan to be implemented if work falls behind schedule.

19. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation 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.

20. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of protected trees and a grading permit. Once all review agencies have approved your building permit, you will be emailed an approved job copy of the Erosion Control and/or Tree Protection Plan. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please send photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Project Planner.

21. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) the engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department’s Geotechnical Engineer; and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department’s Geotechnical Engineer and the Current Planning Section.

<u>Geotechnical Section</u>

22. A Geotechnical Report shall be submitted at the time of building permit application, the report shall be updated to the current adopted code. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report at the time of building permit application. For a vacant site, the Geotechnical Report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

Building Inspection Section

23. A building permit is required. The applicant shall work with building counter staff to request an address assignment for the parcel prior to submittal of an application.

Drainage Section

24. Project will comply with County drainage policy to prevent stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the building permit or planning permit for new residential development, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department 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 Planning and Building Department for review and approval.

25. A final C.3 and C.6 Development Review Checklist, drainage analysis/drainage report, and drainage plan prepared by a registered Civil Engineer will be provided at the time of building permit submittal for each lot.

26. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Regulated Projects Guide for assistance in implementing LID measures at the site.

27. Design of stormwater treatment measures shall be consistent with technical guidance for the applicable type of stormwater measures provided in Chapter 6 of the C.3 Regulated Projects Guide.

28. Redevelopment projects that replace or alter more than 50% of the existing on-site impervious surface are required to treat stormwater runoff from the entire site consisting of all existing, new, and/or replaced impervious surfaces (as well as any frontage area that is redeveloped). Treatment controls shall be designed and sized to treat runoff from the entire redevelopment project (including all existing, new, and/or replaced impervious areas) using flow or volume-based sizing criteria specified in Provision C.3.d of the Municipal Regional Stormwater Permit.

29. Redevelopment projects that replace or alter less than 50% of the existing on-site impervious surface are required to treat stormwater runoff from the new and replaced impervious surfaces (as well as any frontage area that is redeveloped).

30. No treatment measures (other than properly sealed and screened cisterns or rain barrels) shall have standing water more than five (5) days for vector control.

31. Biotreatment soil used in the bioretention areas shall be in accordance with the biotreatment soil media specifications outlined in Appendix K of the C3 Regulated Project Guide. Applicant to submit biotreatment soil mix to County Drainage Staff prior to final of the building permit.

32. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Director of Planning and Building) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and HM (Hydromodification) measures according to the approved Maintenance Plan(s), for the life of the project. The O&M Agreement (Maintenance Agreement) shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.

33. Property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.

34. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.

35. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.

36. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems and runoff controls. A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.

37. Property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.

38. Per County's definition of SWRS sites (Stormwater Regulated Sites), sites that disturb more than 10,000 sq ft of project area and have an average slope of less than 20% will be classified as a SWRS site and are subject to the State Water

Broad MRP provision C.6. Projects subject to MRP provision C.6 are subject to monthly inspections from October 1 to April 30. Please refer to the most recent edition of the MRP for C.6 as well as C.6.e.ii.

39. Provide Final Drainage Report. Final drainage report will have information and provide calculations showing that the drainage/stormwater facilities meet the County's Peak Flow and Volume Requirement.

40. Drainage/Stormwater Facilities shall meet the horizontal and vertical setbacks from foundations and utilities as described in the San Mateo County Drainage Manual and the C3 Regulated Project Guide.

41. Advisory Comment: Based on the information provided, this project is classified as a "C.3 Regulated" (Standard Review). This classification of project is required to have a comprehensive precise drainage plan and drainage report prepared by a California Registered Professional Civil Engineer (PE). Ensure to reference the SMCWPPP - San Mateo County Wide C.3 Regulated Projects Guide for requirements and Site Design Measures as well as the San Mateo County Drainage Manual.

42. Provide hydraulic sizing calculations for pervious pavement. Pervious paver surface slopes and subgrade slopes to be finalized at the time of building permit submittal.

43. Provide stormwater control plan that clearly delineates impervious and pervious surfaces. Stormwater control plan to identify the different Drainage Management Areas (DMAs) to demonstrate how stormwater is being captured and treated on-site.

<u>Department of Public Works</u>

44. 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.

45. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

46. 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.

Woodside Fire Protection District

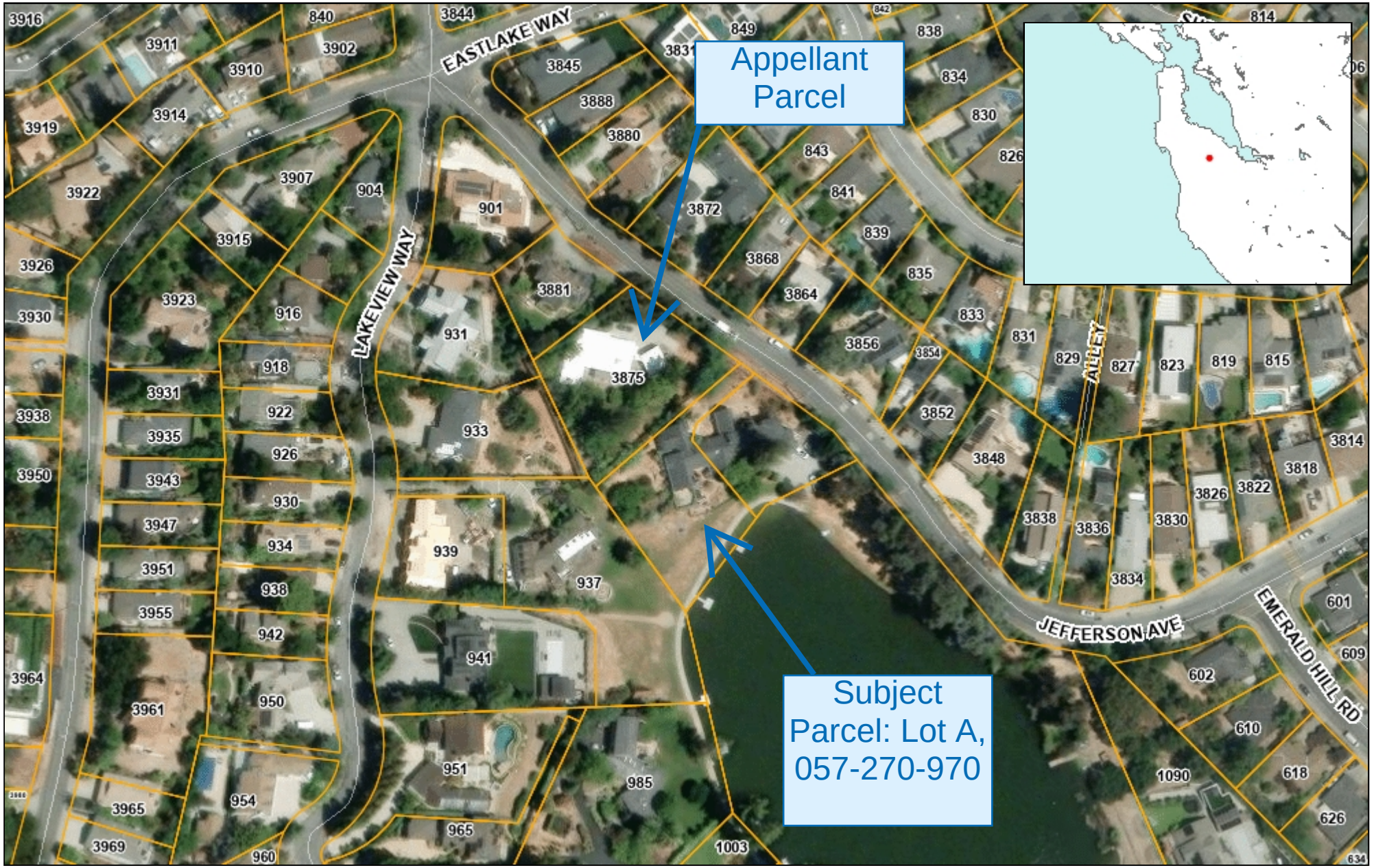
47. The project shall comply with the attached Woodside Fire Protection District comment letter titled “AS-25-0014 3865 Jefferson”.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

County San Mateo, CA



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 SINGLE FAMILY RESIDENCE:

3865 JEFFERSON AVENUE PARCEL A

EMERALD HILLS , CALIFORNIA

DESIGN REVIEW APPICATION

PROJECT INFORMATION

SITE DATA:

ADDRESS:	3865 JEFFERSON AVE. LOT A
APN:	057-270-110
LOT SIZE:	21,979 SQ. FT. GROSS/ 19,882 NET
ZONING:	RH/DR
OCCUPANCY GROUP:	R-3/U
TYPE CONSTRUCTION:	VB
PARKING:	2 REQUIRED
FLOOD ZONE:	ZONE "X"
FIRE SPRINKLERS:	REQUIRED

REQUIRED SETBACKS:

	MAIN HOUSE
FRONT	20'-00"
REAR	20'-00"
COMBINED SIDE:	20'-00" WITH A MINIMUM OF 07'-06"

	MAIN HOUSE
MAXIMUM HEIGHT:	
TO RIDGE	28'-00"

MAX. TOTAL F.A.R.: 19,882 X 30% = 5,964.60 SQ. FT.

MAX. LOT COVERAGE: 19,882 X 25% = 4,970.50 SQ. FT.

DESIGN DATA:

MAIN HOUSE SETBACKS

FRONT:	20'-05"
REAR:	20'-01"
RIGHT SIDE:	36'-02"
LEFT SIDE:	10'-09"

MAIN HOUSE PROPOSED HEIGHT: 27'-10" (FROM GRADE)

REFER TO SHEET AA-2 FOR FLOOR AREA CALCULATIONS.

CONCEPTUAL RENDERING

SITE LOCATION MAP

IMAGE COURTESY OF GOOGLE EARTH

OWNER

GARY ERNST
937 LAKEVIEW WAY
EMERALD HILLS, CA 94070

SCOPE OF WORK

NEW 2-STORY SINGLE FAMILY DWELLING
WITH ATTACHED 3-CAR GARAGE

SHEET INDEX

CONSULTANTS

CIVIL ENGINEER / LAND SURVEYOR:
MACLEOD AND ASSOCIATES, INC.
965 CENTER STREET
SAN CARLOS, CA 94070
650.593.8580

LANDSCAPE ARCHITECT:
KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL
GILROY, CA 95020
408.842.0245

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
SDGArchitecture.com

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2025
CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE :
3865 JEFFERSON AVENUE PARCEL A
EMERALD HILLS , CALIFORNIA

STATUS
ISSUED FOR PLANNING REVIEW

REVISIONS

CONTENTS:
COVERSHEET

DATE:
06.03.25

DRAWN:
J. MATTOX

JOB:
24-109

SHEET:
AA-1

CONCEPTUAL FRONT RENDERINGS

SDG
ARCHITECTURE

876 KAYNYNE STREET
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94063
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LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2025
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE :
3865 JEFFERSON AVENUE PARCEL A
EMERALD HILLS , CALIFORNIA

STATUS
ISSUED FOR PLANNING REVIEW

REVISIONS

CONTENTS:
COVERSHEET

DATE:
06.03.25

DRAWN:
J. MATTOX

JOB:
24-109

SHEET:
AA-3

CONCEPTUAL LAKE VIEW RENDERING

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
SDGArchitecture.com

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2025
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE :
3865 JEFFERSON AVENUE PARCEL A
EMERALD HILLS , CALIFORNIA

STATUS
ISSUED FOR PLANNING REVIEW

REVISIONS

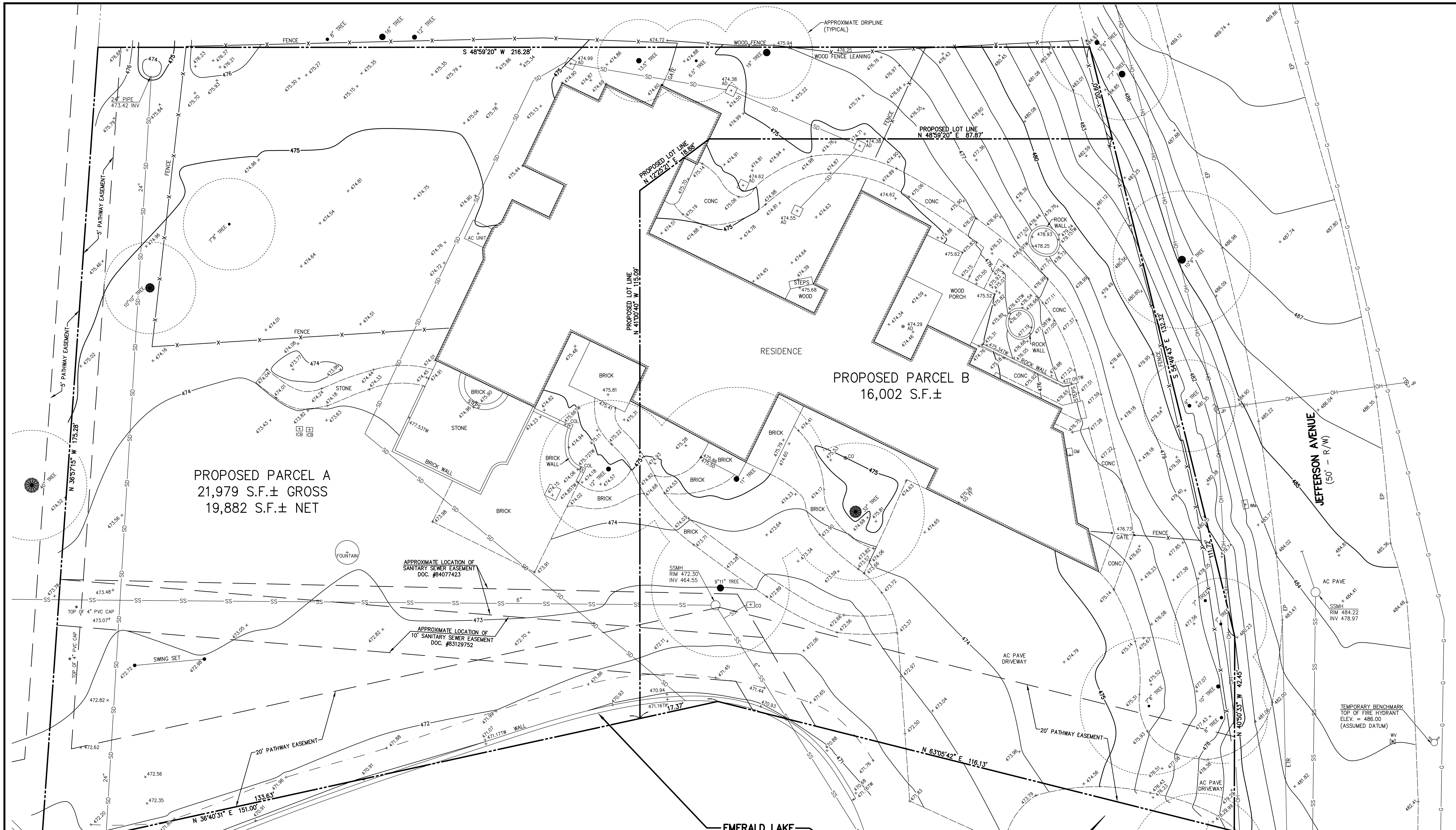
CONTENTS:
COVERSHEET

DATE:
06.03.25

DRAWN:
J. MATTOX

JOB:
24-109

SHEET:
AA-4



LEGEND

(line symbol)	PROPERTY LINE	MB	MAILBOX
AC PAVE	ASPHALT CONCRETE PAVEMENT	SSMH	SANITARY SEWER MANHOLE
AD	AREA DRAIN	TW	TOP OF WALL
CO	CLEANOUT	WM	WATER METER
CONC	CONCRETE	WV ⋈	WATER VALVE
EP	EDGE OF PAVEMENT	● 12" TREE #2	TREE WITH SIZE AND ARB. NO.
ETR	EDGE OF TRAVELED ROAD	—X——X—	FENCE
FF	FINISH FLOOR	——G——	GAS LINE
GS FF	GARAGE SLAB FINISH FLOOR	——OH——	OVERHEAD LINE
ICB	IRRIGATION CONTROL BOX	——SS——	SANITARY SEWER LINE
INV	INVERT	——SD——	STORM DRAIN LINE
JP	JOINT UTILITY POLE	——W——	WATER LINE

LOT AREA:

= 37,981 SQ. FT. ±
= 0.872 ACRES ±

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

REV.	DESCRIPTION	BY:	DATE:

LICENSED LAND SURVEYOR
DANIEL G. MacLEOD
No. 5304
STATE OF CALIFORNIA

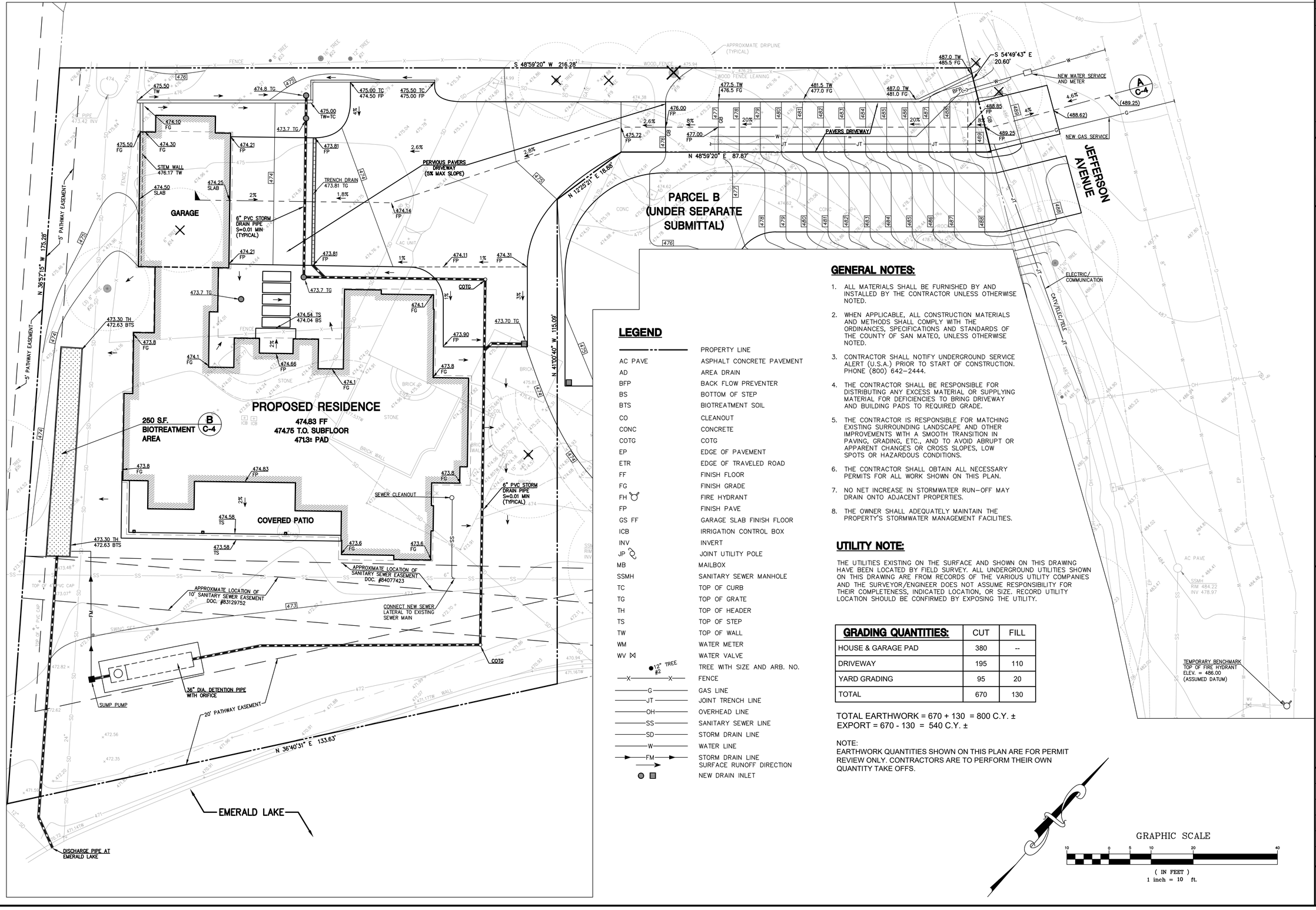
MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR: ERNST DEVELOPMENT

TOPOGRAPHIC SURVEY PLAN

939 LAKEVIEW WAY
A.P.N. 057-270-110
LOT 3 - 27 MAPS 17
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	MDL
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	05-16-25
DRAWING NO.	4193-TOPO
SHEET	C-1



LEGEND

	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
BS	BOTTOM OF STEP
BTS	BIOTREATMENT SOIL
CO	CLEANOUT
CONC	CONCRETE
COTG	COTG
EP	EDGE OF PAVEMENT
ETR	EDGE OF TRAVELED ROAD
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FP	FINISH PAVE
GS FF	GARAGE SLAB FINISH FLOOR
ICB	IRRIGATION CONTROL BOX
INV	INVERT
JP	JOINT UTILITY POLE
MB	MAILBOX
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TH	TOP OF HEADER
TS	TOP OF STEP
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
12" TREE #2	TREE WITH SIZE AND ARB. NO.
X—X	FENCE
G	GAS LINE
JT	JOINT TRENCH LINE
OH	OVERHEAD LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE
FM	STORM DRAIN LINE SURFACE RUNOFF DIRECTION
	NEW DRAIN INLET

GENERAL NOTES:

1. ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2. WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 642–2444.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
5. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.
7. NO NET INCREASE IN STORMWATER RUN–OFF MAY DRAIN ONTO ADJACENT PROPERTIES.
8. THE OWNER SHALL ADEQUATELY MAINTAIN THE PROPERTY'S STORMWATER MANAGEMENT FACILITIES.

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

GRADING QUANTITIES:	CUT	FILL
HOUSE & GARAGE PAD	380	--
DRIVEWAY	195	110
YARD GRADING	95	20
TOTAL	670	130

TOTAL EARTHWORK = 670 + 130 = 800 C.Y. ±
EXPORT = 670 - 130 = 540 C.Y. ±

NOTE:
EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE FOR PERMIT REVIEW ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE:

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. MacLEOD
No. 35048
CIVIL
STATE OF CALIFORNIA

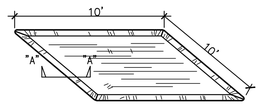
MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593–8580

PREPARED FOR:
ERNST DEVELOPMENT

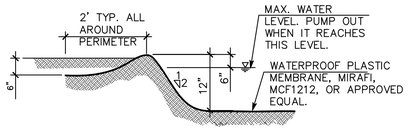
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

PARCEL A
3865 JEFFERSON AVENUE
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	06–02–25
DRAWING NO.	4193–GRADLOTA
SHEET	C-2



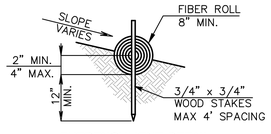
PLAN
N.T.S.



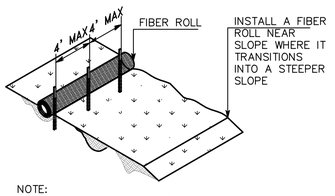
SECTION A-A
N.T.S.

A CONCRETE WASHOUT DETAIL

SCALE: (NOT TO SCALE)



ENTRENCHMENT DETAIL
N.T.S.

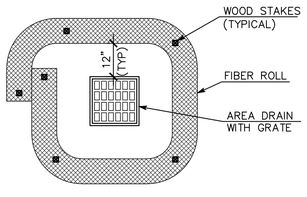


NOTE:
INSTALL FIBER ROLL ALONG A LEVEL CONTOUR, WHERE POSSIBLE.

TYPICAL FIBER ROLL INSTALLATION
N.T.S.

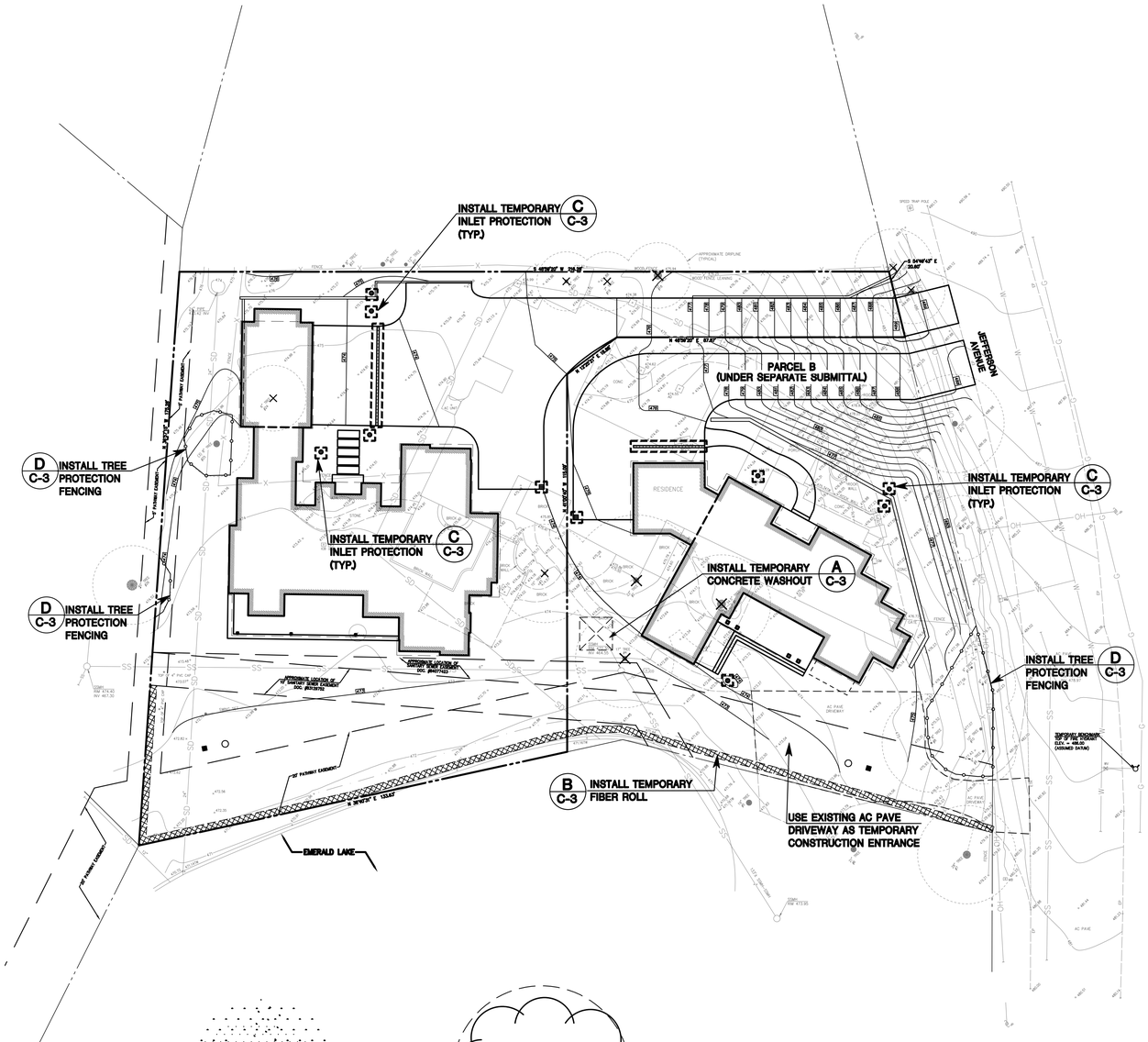
B FIBER ROLL DETAIL

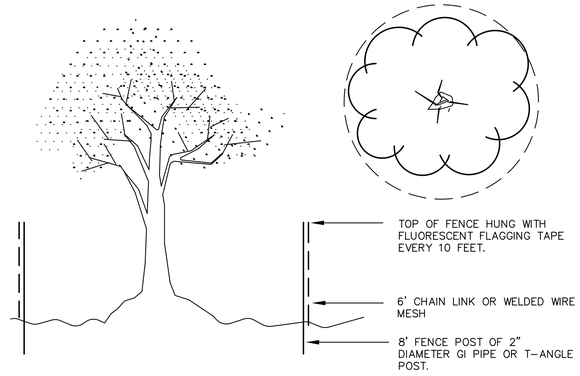
SCALE: (NOT TO SCALE)



C DRAIN INLET PROTECTION DETAIL

SCALE: (NOT TO SCALE)





D TYPICAL TREE PROTECTION DETAIL

SCALE: (NOT TO SCALE)

SAN MATEO COUNTY STANDARD NOTES:

1. EROSION CONTROL POINT OF CONTACT:
   DEVELOPER: GARY ERNST
   EMAIL: gernst@sbcglobal.net
   OFFICE: (650) 444-2080
2. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION
3. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
4. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICAL, WASH WATER OR SEDIMENTS AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., IF ANY, SHALL NOT BE ENLARGED OR "RUN OVER".
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
13. DUST CONTROL IS REQUIRED YEAR-ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
15. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st. AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.

EROSION CONTROL NOTES:

1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEKS & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO START OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND, AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENTS.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
4. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. BY OCTOBER 1, GRADING AND INSTALLATION OF STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 15 UNLESS AUTHORIZED BY THE COUNTY REPRESENTATIVE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.
7. AT THE CONTRACTOR'S DISCRETION SILT FENCES MAY BE INSTALLED INSTEAD OF FIBER ROLLS.

DUST CONTROL NOTES:

1. WATER ALL CONSTRUCTION AND GRADING AREA AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
3. PAVE, APPLY WATER TWO TIMES DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE PROJECT SITE.
4. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
5. ENCLOSE, COVER, WATER TWICE DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV.	DESCRIPTION	BY:	DATE:

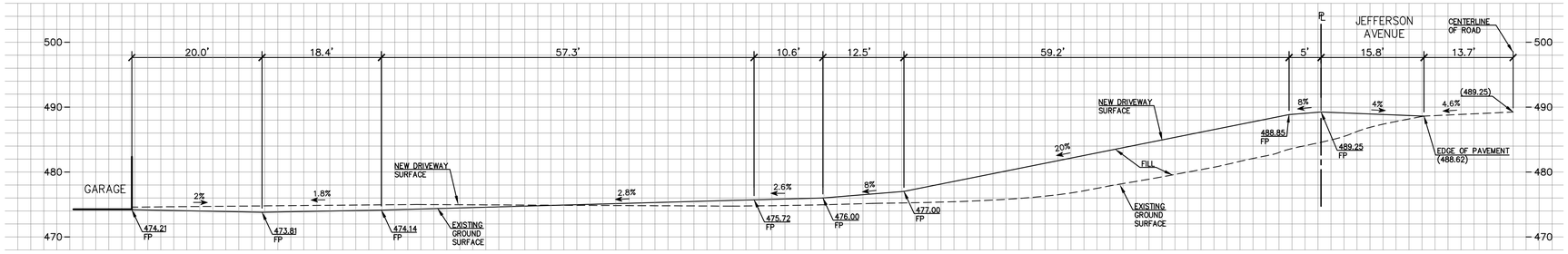
REGISTERED PROFESSIONAL ENGINEER
DANIEL G. MacLEOD
No. 35048
CIVIL
STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
ERNST DEVELOPMENT

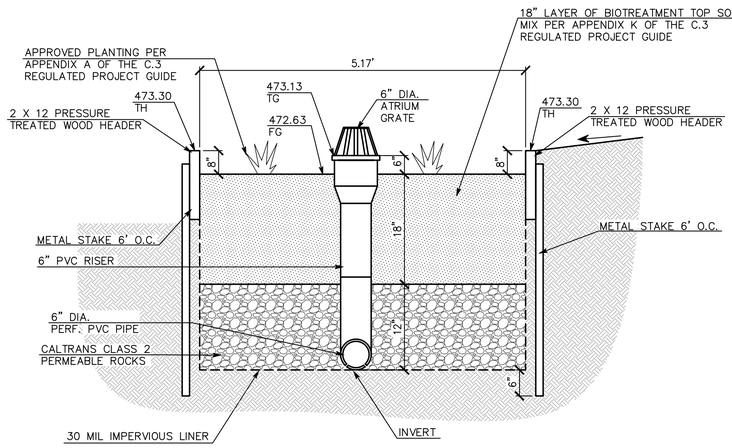
EROSION AND SEDIMENTATION CONTROL PLAN
PARCEL A
3865 JEFFERSON AVENUE
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=20'
DATE:	06-02-25
DRAWING NO.	4193-GRADLOTA
SHEET	C-3
	3 OF 5



A DRIVEWAY ℄ PROFILE

SCALE: 1"=10' (V & H)



B BIOTREATMENT AREA DETAIL

(NOT TO SCALE)

REV.	DESCRIPTION	BY:	DATE:

REGISTERED PROFESSIONAL ENGINEER DANIEL G. MacLEOD No. 35048 Civil STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET•SAN CARLOS•CA 94070•(650) 593-8580

PREPARED FOR:
ERNST DEVELOPMENT

CIVIL DETAILS
PARCEL A
3865 JEFFERSON AVENUE
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	NONE
DATE:	06-02-25

DRAWING NO.
4193-GRADLOTA

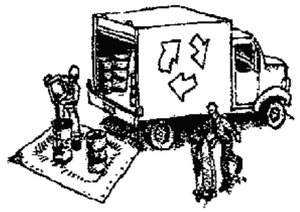
SHEET **C-4**
4 OF 5

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

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

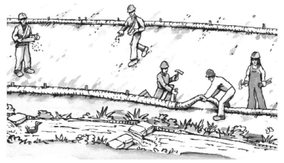
Maintenance and Parking

- ❑ 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.

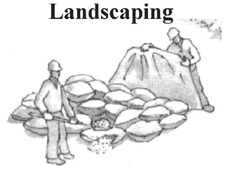
Sawcutting & Asphalt/Concrete Removal

- ❑ 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, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

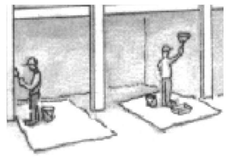
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering

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

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

REV.	DESCRIPTION	BY:	DATE:

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. MacLEOD
No. 35048
CIVIL
STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
ERNST DEVELOPMENT

CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN
PARCEL A
3865 JEFFERSON AVENUE
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

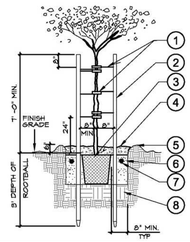
DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	NONE
DATE:	06-02-25
DRAWING NO.	4193-GRADLOTA
SHEET	C-5
	5 OF 5

PLANT LEGEND

BOTANICAL	COMMON	SIZE	QTY	WATER	REMARKS
Tree					
Acer palmatum 'Rubrum'	Red Japanese Maple	24" box	1	Medium	
Arbutus 'Marina'	Marina Strawberry Tree	24" box	3	Low	
Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	24" box	1	Medium	
Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	24" box	3	Low	
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	24" box	3	Low	
Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24" box	1	Low	
Shrub					
Camellia japonica 'Nuccio's Pearl'	Nuccio's Pearl Shade Camellia	5 gal	2	Medium	
Ceanothus 'Concha'	Concha California Lilac	5 gal	9	Low	
Euryops pectinatus 'Viridis'	Green Shrub Daisy	5 gal	6	Medium	
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal	12	Medium	
Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	5 gal	26	Low	
Loropetalum chinense 'Rubrum'	Red Fringe Flower	5 gal	11	Low	
Pittosporum tenuifolium	Blackstem Pittosporum	5 gal	18	Low	
Prunus caroliniana 'Bright n' Tight'	Bright n' Tight Carolina Laurel	5 gal	23	Medium	
Rosa 'Iceberg'	Iceberg Floribunda Rose	5 gal	10	Medium	
Salvia clevelandii	Cleveland Blue Sage	5 gal	12	Low	
Salvia greggii	Autumn Sage	5 gal	9	Low	
Salvia leucantha	Mexican Sage	5 gal	16	Low	
Thuja occidentalis 'Emerald Green'	Green Pyramid Arborvitae	5 gal	3	Medium	
Ground cover					
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 gal	9	Low	
Gazania 'Yellow' trailing	Trailing Yellow Gazania	1 gal	50	Low	
Verbena 'Homestead Purple'	Homestead Purple Verbena	1 gal	15	Medium	
Perennial					
Epilobium canum	California Fuchsia	1 gal	14	Low	
Grass					
Bouteloua gracilis	Mosquito Grass	1 gal	62	Low	
Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal	35	Medium	
Chondropetalum tectorum	Cape Rush	5 gal	7	Low	
Lomandra confertifolia	Mat Rush	5 gal	26	Low	
Fern					
Athyrium filix-femina	Lady Fern	1 gal	14	Medium	

AT LEAST 4 CU. YDS. OF COMPOST, SIX (6) INCHES DEEP, SHALL BE APPLIED PER 1,000 SQ. FT. OF LANDSCAPE AREA.

A MINIMUM THREE (3") INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS.

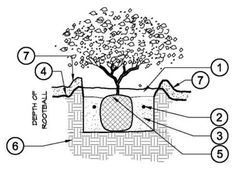


NOTE:
ALL TREES 9' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURE SPECIFICATIONS AND EXTEND 10' IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.

LEGEND

1. "CINCH-TIE" TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURE'S RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
2. LODGE POLE PINE STAKES: 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT
3. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
4. 2" SHREDDED BARK MULCH, (APPROX. 3' DIA. RING)
5. WATER BASIN (SHRUB AREAS ONLY)
6. BACKFILL MIX- 1/3 SITE SOIL 1/3 SAND, 1/3 GROW MULCH
7. PLANTING FERTILIZER TABLETS (SEE DETAIL/CHART ON THIS SHEET) APPLICATION RATES PER MANUFACTURER SPECIFICATIONS OR SOILS REPORT RECOMMENDATIONS.
8. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING, SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

TREE PLANTING WITH DOUBLE STAKE



1. WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
2. TRI-C MYCO PAKS (SEE DETAIL "E" ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
3. BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
4. FINISH GRADE
5. ROOTBALL 1"-2" ABOVE FINISH GRADE
6. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
7. 3" MULCH LAYER

TYPICAL SHRUB PLANTING

* NOTES (E) = EXISTING

REVISIONS	BY

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KAREN@KAA.DESIGN

ERNST RESIDENCE A

3865 JEFFERSON AVE, EMERALD HILLS, CA.

PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	06-19-25
SCALE	1/8"=1'-0"
DRAWN	PD-SL
JOB	ERNST A

L-1

IRRIGATION KEY/ DOMESTIC

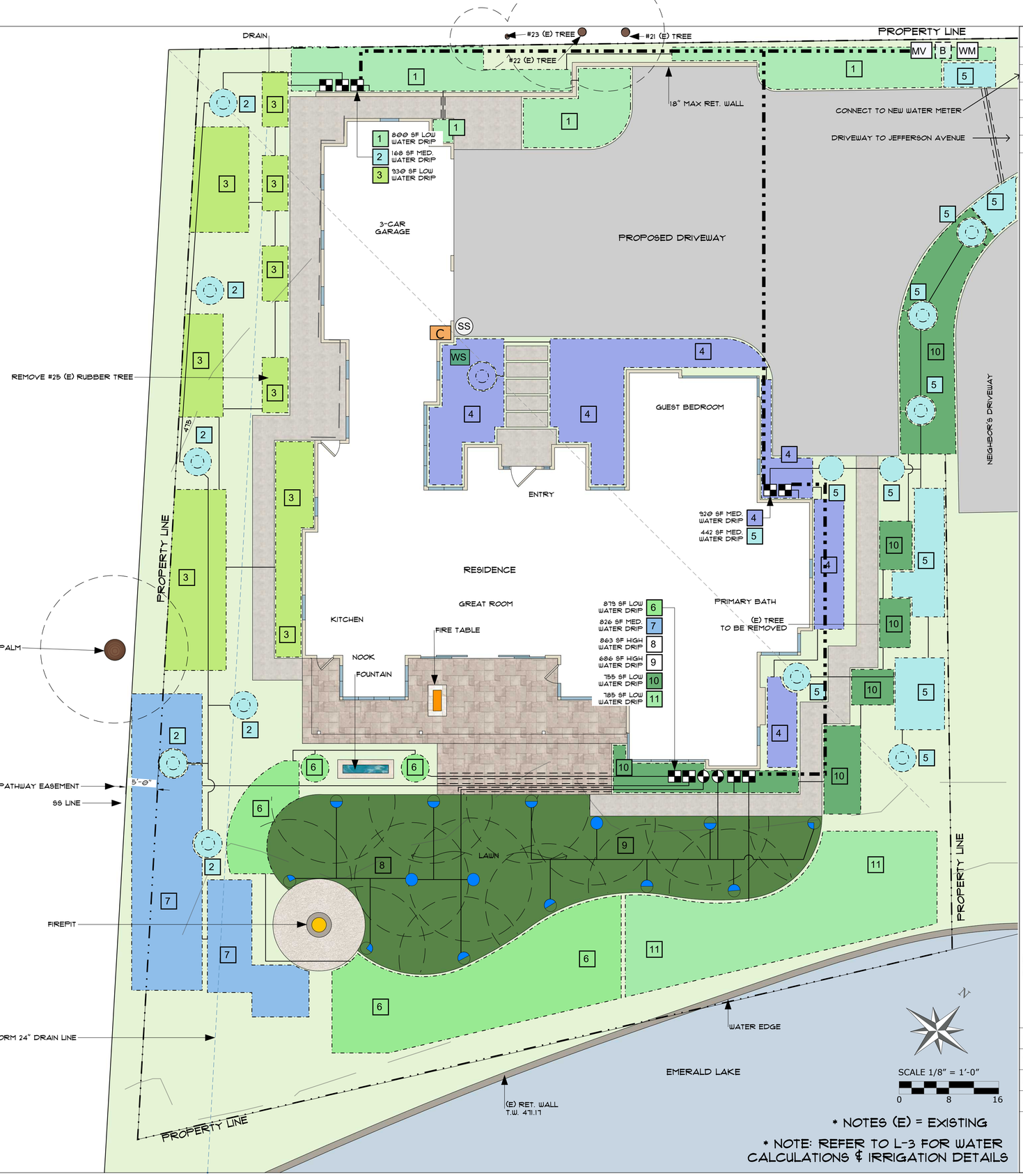
	HUNTER PROS-06-PRS30 TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL
	AREA TO RECEIVE DRIPLINE HDL-06-12-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 12" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.
	HUNTER ICV-G 1" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 5-15 GPM. 150 MESH STAINLESS STEEL SCREEN.
MV	SUPERIOR BRASS VALVE 3100 1" MASTER VALVE
C	HUNTER HCC 12 TO 54 STATION OUTDOOR MODULAR CONTROLLER. WI-FI ENABLED W/ HYDRAWISE APP CONNECTION.
WS	HUNTER SOIL-CLIK SENSOR THE SOIL-CLIK PROBE USES PROVEN TECHNOLOGY TO MEASURE MOISTURE WITHIN THE ROOT ZONE. WHEN THE PROBE SENSES THAT THE SOIL HAS REACHED ITS DESIRED MOISTURE LEVEL, IT WILL SHUT DOWN IRRIGATION, PREVENTING WATER WASTE.
SS	HUNTER SOLAR-SYNC WSS-SEN SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRELESS.
WM	HUNTER HC FLOW METER 1" NEW IRRIGATION WATER METER
B	WILKINS 975 XL2 1" LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER
	IRRIGATION LATERAL LINE: 3/4" PVC SCHEDULE 40
	IRRIGATION MAINLINE: 1" PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.

Hydrozones

1	800 SF LOW WATER DRIP
2	168 SF MED. WATER DRIP
3	930 SF LOW WATER DRIP
4	920 SF MED. WATER DRIP
5	442 SF MED. WATER DRIP
6	879 SF LOW WATER DRIP
7	826 SF MED. WATER DRIP
8	863 SF HIGH WATER DRIP
9	686 SF HIGH WATER DRIP
10	755 SF LOW WATER DRIP
11	785 SF LOW WATER DRIP

I have complied with the criteria of the Water CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN the landscape & irrigation design plan.

Karen Aitken



* NOTES (E) = EXISTING

* NOTE: REFER TO L-3 FOR WATER CALCULATIONS & IRRIGATION DETAILS

REVISIONS	BY

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Landscape Architecture & Design

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ERNST RESIDENCE A

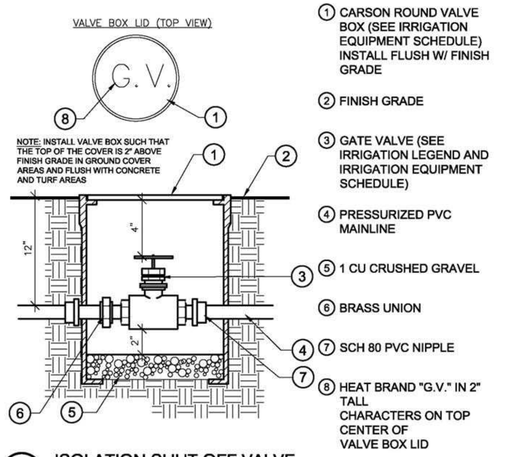
3865 JEFFERSON AVE, EMERALD HILLS, CA.

IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	06-13-25
SCALE	1/8"=1'-0"
DRAWN	SL
JOB	ERNST A

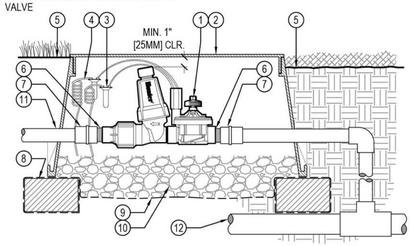
L-2



ISOLATION SHUT OFF VALVE

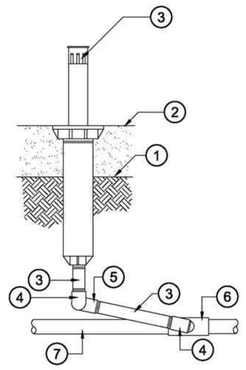
LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE LATERAL AND FITTINGS

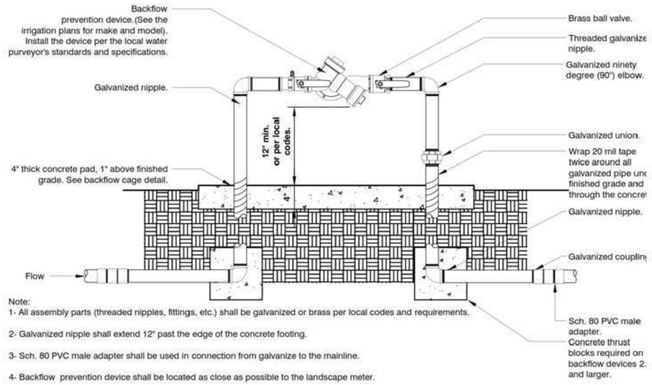


DRIP CONTROL ZONE KIT (ICZ-101-LF)

Hunter V.ICZ.01 NO SCALE



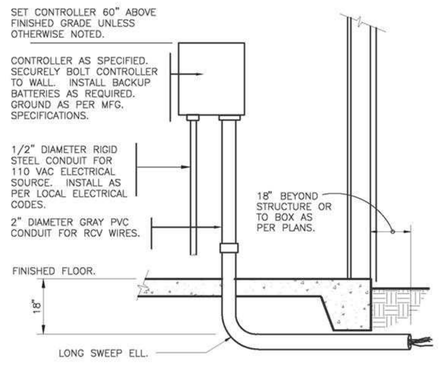
POP-UP BUBBLER ON SWING JOINT



Note:
1- All assembly parts (threaded nipples, fittings, etc.) shall be galvanized or brass per local codes and requirements.
2- Galvanized nipple shall extend 12" past the edge of the concrete footing.
3- Sch. 80 PVC male adapter shall be used in connection from galvanize to the mainline.
4- Backflow prevention device shall be located as close as possible to the landscape meter.
5- Backflow prevention device shall be located in planting area unless approved by Owner's Representative.
6- See detail for backflow cage installation.
7- All backflow prevention devices shall have freeze blanket included upon installation.
8- All galvanized connections shall to be made using pipe thread sealant. All Sch. 80 PVC to galvanized connections to be made using teflon tape.

BACKFLOW PREVENTION DEVICE

1" = 1'-0"



INTERIOR WALL MOUNT CONTROLLER

MAWA EPPT and ETWU Calculations

Project Name:	Ernst A Residence
Project Location:	3865 Jefferson Ave., Emerald Hills
Total Landscape Area:	8,374.0 sq. ft.
Date:	06-19-25

MAWA CALCULATION

MAWA = (Eto)(.62)[(.0.55xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = Et Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

Eto =	39.7
Conversion	0.62
ETAF	0.55
LA =	8,374
SLA =	0
MAWA =	113,364.7 gallons per year
	15,155.7 cubic feet per year

MAWA with EPPT

MAWA = (Eto-Eppt)(.62)[(.0.55xLA) + (1-ETAF x SLA)]
Eppt= 25% of Annual precipitation

Eto =	39.7
Eppt=	3.77
ETAF=	0.55
LA =	8,374
SLA =	0
MAWA w/ EPPT =	102,621.6 gallons per year
	13,719.5 cubic feet

ETWU CALCULATION

ETWU = (Eto)(.62)[(PF/IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
LA = Landscape Area (High, Medium, and low water use areas)(square feet)
SLA = Special Landscape Area
.62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	39.7	Redwood City, CA.

REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1.) Low Water Use / Shrubs	Drip	0.2	0.81	0.24691358	800.0	197.5	4,862.0
2.) Med. Water Use / Trees	Drip	0.5	0.81	0.617283951	168.0	103.7	2,552.6
3.) Low Water Use / Shrubs	Drip	0.2	0.81	0.24691358	930.0	229.6	5,652.1
4.) Med. Water Use / Trees & Shrubs	Drip	0.4	0.81	0.49382716	920.0	454.3	11,182.7
5.) Med. Water Use / Trees & Shrubs	Drip	0.4	0.81	0.49382716	442.0	218.3	5,372.5
6.) Low Water Use / Shrubs	Drip	0.2	0.81	0.24691358	879.0	217.0	5,342.1
7.) Med. Water Use / Trees & Shrubs	Drip	0.4	0.81	0.49382716	826.0	407.9	10,040.1
8.) High Water Use / Lawn	Spray	0.8	0.75	1.066666667	863.0	920.5	22,658.0
9.) High Water Use / Lawn	Spray	0.8	0.75	1.066666667	686.0	731.7	18,010.9
10.) Med. Water Use / Trees & Shrubs	Drip	0.4	0.81	0.49382716	320.0	158.0	3,889.6
11.) Low Water Use / Shrubs	Drip	0.2	0.81	0.24691358	755.0	186.4	4,588.5
12.) Low Water Use / Shrubs	Drip	0.2	0.81	0.24691358	785.0	193.8	4,770.9
					8,374.0	4,018.9	98,922.0

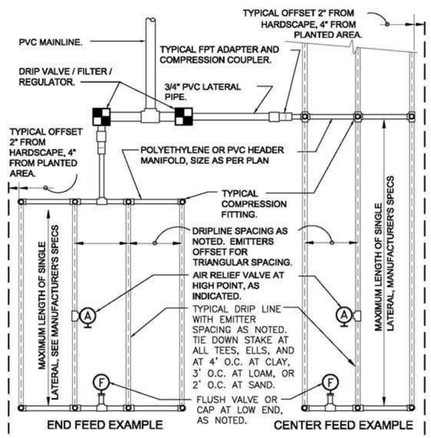
SPECIAL LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	(PF)	Efficiency (IE)	ETAF (PF/IE)	Area (sq. ft)	ETAF x Area	ETWU
				1	0	0	0.0
					Totals	Totals	Totals
					0	0	0.0
						ETWU TOTAL	98,922.0
						MAWA	113,364.7

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	4,018.9
Total Area	8,374.0
Average ETAF	0.48

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.



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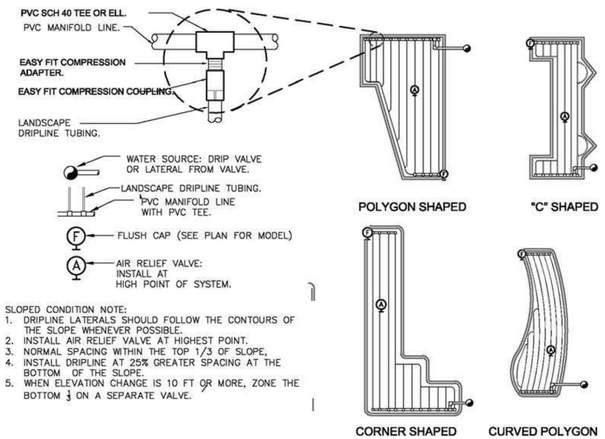
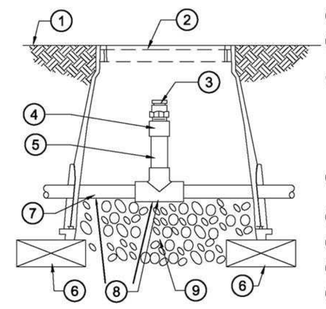


SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 1/3 OF SLOPE,
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

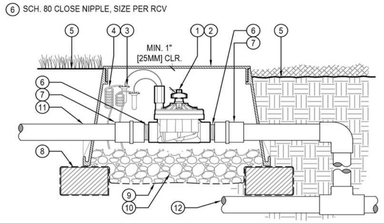
TYPICAL DRIPLINE LAYOUT



AIR RELIEF VALVE IN PVC HEADER

LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, SIZE PER RCV
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS



IN-LINE VALVE (ICV-151G)

Hunter V.ICV.05 NO SCALE

REVISIONS	BY

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG.#2239 (408) 857-6275
KAREN@KAA.DESIGN

ERNST RESIDENCE A

3865 JEFFERSON AVE, EMERALD HILLS, CA.

IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE 06-19-25
SCALE 1/8"=1'-0"
DRAWN SL
JOB ERNST A

L-3

PROPERTY LINE 216.28'

11'-3" SIDE SETBACK

7'-6" SETBACK

18" MAX RETAINING WALL

20'-2" PROPOSED SIDE SETBACK

(E) RESIDENCE TO BE REMOVED

REQUIRED GUEST PARKING

FIRE TRUCK TURNAROUND

(N) 3-CAR GARAGE

PARCEL A
21,979 GROSS SQ. FT.

#20 14" Ornamental Plum

8'-0"

(N) AUTO GATE

12'-0"

PROPERTY LINE 87.87'

PROPERTY LINE 18.88'

PARCEL B
16,002 GROSS SQ. FT.

20'-0" FRONT SETBACK

#24 6" Pear

20'-0" REAR SETBACK

21'-1"

5' PATHWAY EASEMENT

PROPERTY LINE 175.19'

5' PATHWAY EASEMENT

15'-8"

(N) 2-STORY MAIN RESIDENCE

#26 40" Palm

(N) PATIOS PER LANDSCAPE PLAN

10'-0" PATHWAY EASEMENT

(N) FIREPIT PER LANDSCAPE PLAN

SANITARY SEWER EASEMENT

PROPOSED REAR SETBACK

35'-2"

PROPERTY LINE 115.09'

PROPERTY LINE 17.37'

PROPERTY LINE 116.13'

EMERALD LAKE

20'-0" PATHWAY EASEMENT

PROPERTY LINE 151.00'

PROPOSED SITE PLAN - PARCEL A

SCALE: 1/8"=1-0"

SURVEY NOTE :
SITE PLAN BASED ON A SURVEY PREPARED BY MACLEOD AND ASSOCIATES DATED 08/13/21. ALL BOUNDARY LINES, TOPOGRAPHY, DATUM POINT & TREE LOCATIONS SHOWN ON THIS PLAN ARE AS INDICATED ON THIS SURVEY.

0 20 30 40 50 FT

SCALE: 1/8"=1-0"

LEGEND

- PROPERTY LINE
- REQUIRED SETBACK LINE
- 474 EXISTING GRADE CONTOUR LINE
- 475 NEW GRADE CONTOUR LINE
- EXISTING STRUCTURE TO BE REMOVED
- NEW HARDSCAPE PATIO, PATHWAYS & STEPS
- NEW DRIVEWAY
- OUTLINE OF PROPOSED FIRST FLOOR
- OUTLINE OF PROPOSED SECOND FLOOR
- EXISTING FENCE TO REMAIN
- TREE PROTECTION FENCING - (PER ARBORIST REPORT)
- EXISTING TREE TO BE REMOVED.
- EXISTING TREES TO REMAIN (AS PER ARBORIST REPORT) NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES SHOWN ARE ONLY APPROXIMATE. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.

#1 24" OAK — TRUNK, SPREAD, TREE NO & SPECIES

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LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2025
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE :
3865 JEFFERSON AVENUE PARCEL A
EMERALD HILLS, CALIFORNIA

STATUS
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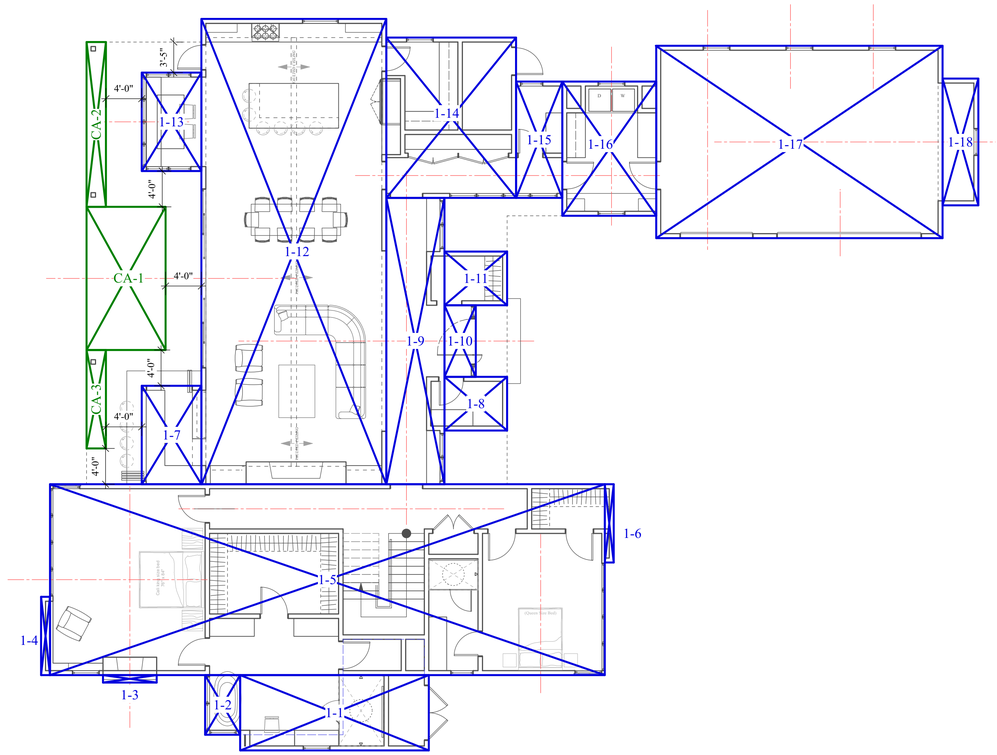
CONTENTS:
PARCEL A - SITE PLAN

DATE:
06.04.25

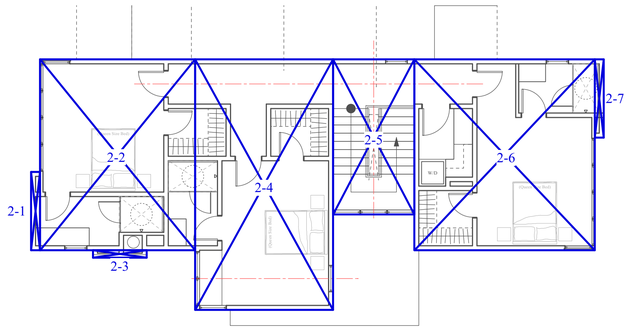
DRAWN:
J. MATTOX

JOB:
24-109

SHEET:
A-1



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR AREA CALCULATIONS

ZONE: RH - HILLSIDE DISTRICT

LOT AREA:	21,979 SQ. FT. GROSS 19,882 SQ. FT. NET
MAX. BLDG HEIGHT:	28'-0" ABOVE NATURAL GRADE
LOT COVERAGE:	25% X 19,882 NET SQ. FT. = 4,970.50 SQ. FT.
MAX FAR :	30% X 19,882 NET SQ. FT. = 5,964.60 SQ. FT.

FIRST FLOOR
(INCLUDED TOWARDS FAR & LOT COVERAGE)

AREA	DIMENSIONS	TOTAL
1-1	21'-01" X 08'-05"	177.45 SQ. FT.
1-2	03'-11" X 06'-08"	26.11 SQ. FT.
1-3	06'-00" X 00'-10"	5.00 SQ. FT.
1-4	01'-00" X 08'-09"	8.75 SQ. FT.
1-5	62'-00" X 21'-04"	1,322.67 SQ. FT.
1-6	01'-00" X 08'-09"	8.75 SQ. FT.
1-7	06'-08" X 11'-00"	73.33 SQ. FT.
1-8	07'-00" X 06'-00"	42.00 SQ. FT.
1-9	06'-06" X 32'-00"	208.00 SQ. FT.
1-10	03'-06" X 08'-00"	28.00 SQ. FT.
1-11	07'-00" X 06'-00"	42.00 SQ. FT.
1-12	20'-08" X 52'-00"	1,074.67 SQ. FT.
1-13	06'-08" X 11'-00"	73.33 SQ. FT.
1-14	14'-06" X 17'-11"	259.79 SQ. FT.
1-15	05'-02" X 13'-00"	67.17 SQ. FT.
1-16	10'-06" X 15'-00"	157.50 SQ. FT.
1-17	32'-00" X 21'-06"	688.00 SQ. FT.
1-18	04'-00" X 14'-02"	56.67 SQ. FT.
TOTAL		**4,319.19 SQ. FT.**

COVERED PORCHS
(INCLUDED TOWARDS FAR AND LOT COVERAGE)

AREA	DIMENSIONS	TOTAL
CA-1	08'-10" X 16'-00"	141.33 SQ. FT.
CA-2	02'-02" X 18'-05"	39.90 SQ. FT.
CA-3	02'-02" X 11'-00"	23.83 SQ. FT.
TOTAL		**205.06 SQ.FT**

SECOND FLOOR
(INCLUDED TOWARDS FAR)

AREA	DIMENSIONS	TOTAL
2-1	01'-00" X 08'-09"	8.75 SQ. FT.
2-2	17'-04" X 21'-04"	369.78 SQ. FT.
2-3	06'-00" X 00'-10"	5.00 SQ. FT.
2-4	15'-05" X 28'-00"	431.67 SQ. FT.
2-5	09'-01" X 18'-00"	163.50 SQ. FT.
2-6	20'-02" X 21'-04"	430.22 SQ. FT.
2-7	01'-00" X 08'-09"	8.75 SQ. FT.
TOTAL		**1,411.61 SQ.FT**

FLOOR AREA SUMMARY

SECOND FLOOR	1,411.61 SQ. FT.
FIRST FLOOR	4,319.19 SQ. FT.
COVER PORCHES	205.06 SQ. FT.
TOTAL MAIN HOUSE FLOOR AREA	5,935.86 SQ. FT.
TOTAL BUILDING FLOOR AREA	**5,935.86 SQ. FT.**
5,935.86/LOT AREA 19,882.00 =	**29.86% FAR**

LOT COVERAGE SUMMARY

FIRST FLOOR	4,319.19 SQ. FT.
COVER PORCHES	205.06 SQ. FT.
TOTAL MAIN HOUSE FLOOR AREA	4,524.25 SQ. FT.
TOTAL BUILDING FLOOR AREA	**4,524.25 SQ. FT.**
4,524.25/LOT AREA 19,882.00 =	**22.76% LOT COVERAGE**

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C-26575
REN. 7-31-2025
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NEW SINGLE-FAMILY RESIDENCE :
3865 JEFFERSON AVENUE PARCEL A
EMERALD HILLS , CALIFORNIA

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DATE:
06.03.25

DRAWN:
J. MATTOX

JOB:
24-109

SHEET:

SETBACK LINE

93'-6"

6'-8" | 20'-8" | 14'-6" | 15'-8" | 32'-0" | 4'-0"

A-7

6'-0" | 11'-0" | 24'-0" | 81'-9"

36" COOKTOP

VAULTED CEILING

KITCHEN
19'8" x 15'0"

NOOK
7'0" x 10'0"

PANTRY
6'0" x 9'10"

60" REF./FRZ.

Wall Ovens

MECH ROOM

Wine

PWDR 2
5'0" x 7'6"

D | W

MUDROOM / LAUNDRY
10'0" x 14'0"

3-CAR GARAGE
31'0" x 21'0"

3'-8" | 14'-2" | 3'-8"

DINING
19'8" x 13'0"

COVERED VERANDA
24'0" x 12'10"

Window seat

2'-0" | 2'-6" | 6'-0"

COATS
5'0" x 8'3"

6'-0"

10'-6" | 32'-0" | 4'-0"

1'-0" | 3'-5" | 6'-10" | 6'-8"

ENTRY
8'0" x 9'6"

8'-0"

LIVING
19'8" x 23'6"

PWDR 1
5'0" x 8'3"

6'-0"

BAR
6'0" x 10'0"

Built-in | Fireplace | Built-in

Window seat

6'-0"

2" | 12'-5" | 8'-9" | 6'-8" | 1'-9"

GUEST WIC
4'6" x 9'0"

8'-9"

Up

PRIMARY BEDROOM
17'0" x 20'4"

Cali king size bed
76" x 84"

PRIMARY CLOSET
14'4" x 9'0"

GUEST BEDROOM
13'4" x 15'54"

(Queen Size Bed)

BATH
5'6" x 12'6"

21'-4" | 12'-5" | 8'-5"

Built-in Shelves

Fireplace

PRIMARY BATH
12'6" x 14'4"

MECH

SETBACK LINE

1'-0" | 3'-5" | 6'-10" | 6'-8"

18'-4" | 3'-11" | 21'-1" | 16'-3" | 3'-5" | 1'-0"

64'-0"

B A-7

B A-7

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

0 | 5 | 10 | 15 FT

SCALE: 1/4" = 1'-0"

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FIRST FLOOR PLAN

DATE:
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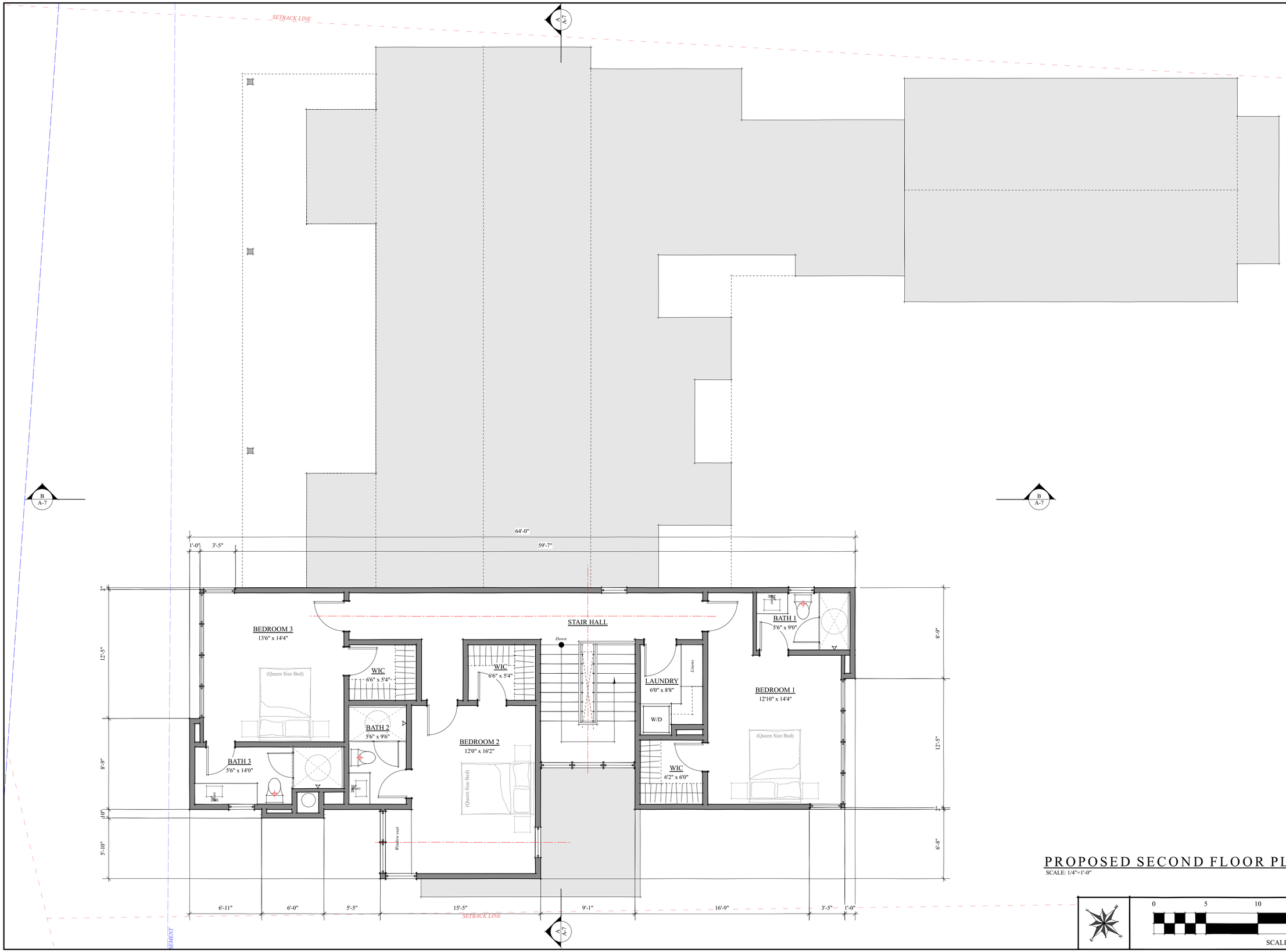
DRAWN:
J. MATTOX

JOB:
24-109

SHEET:
A-2



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

0 5 10 15 FT

SCALE: 1/4" = 1'-0"

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SECOND FLOOR PLAN

DATE:

06.03.25

DRAWN:

J. MATTOX

JOB:

24-109

SHEET:

A-3

PROPOSED ROOF PLAN

SCALE: 1/4"=1'-0"

0 5 10 15 FT

SCALE: 1/4" = 1'-0"

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ROOF PLAN

DATE:

06.03.25

DRAWN:

J. MATTOX

JOB:

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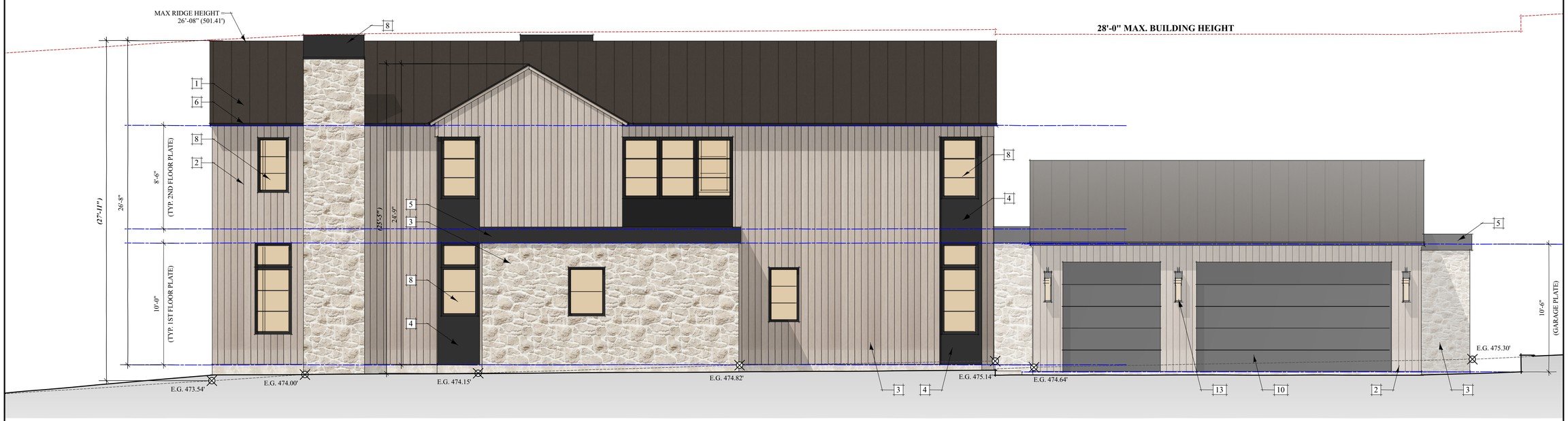
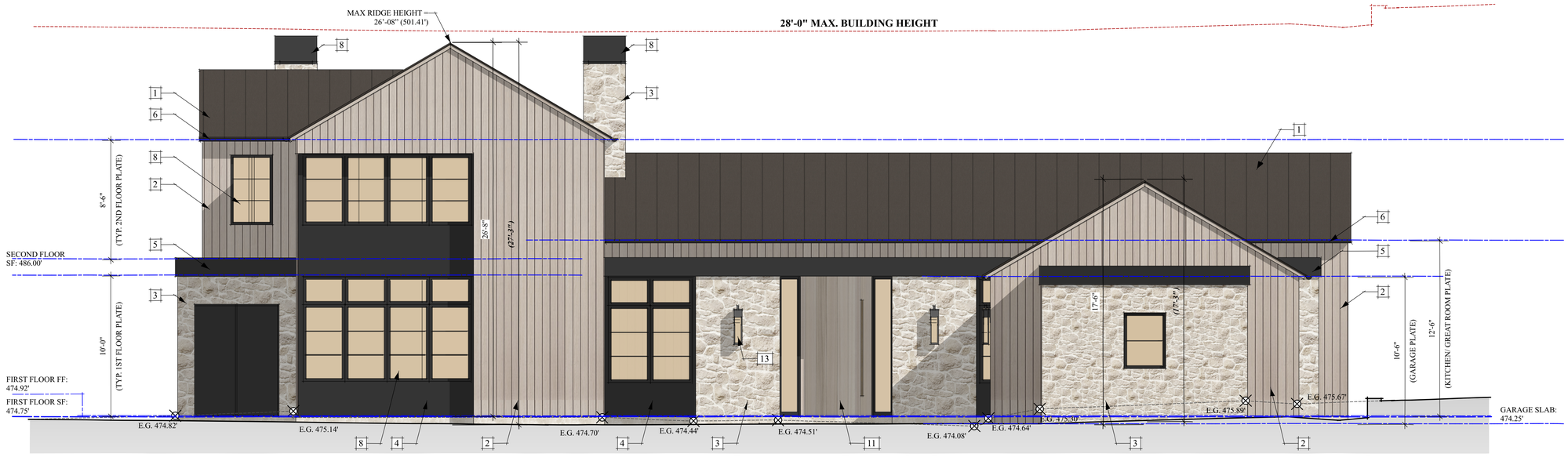
SHEET:

A-4



LEFT ELEVATION

NORTH EAST



FRONT ELEVATION

NORTH WEST

SHEET NOTES

1. **STANDING SEAM METAL ROOF**
WITH 1" MAXIMUM SEAMS OVER HIGH TEMP. MEMBRANE OVER PLYWOOD SHEATHING. CLASS "A" REQUIRED, SL-100 PANELS, (COMPLIES WITH ICC REPORT # ESR-2048). BY "CUSTOM-BILT METALS" OR APPROVED EQUAL, COLOR: MIDNIGHT BRONZE

2. **1x6 VERTICAL T&G SIDING** (1/2" SQ. GROOVE)
OVER HENRY BLUESKIN OVER 1/2" (MIN.) PLYWOOD
(BOTTOM 18" MIN. TO BE TREATED). STAINED
COLOR: SANSIN "PUTTY"

3. **STONE VENEER**
APPROVED EQUAL. ADHESIVE MATERIAL & METHOD
PER CRC. (TO COMPLY W/ SEC. R703.12 CRC W/ REQUIRED
BUILDING PAPER, FLASHING & CLEARANCES TO GRADE
&CONCRETE PER SEC. R703.12.13 CRC)

4. **PAINTED EXTIRA PANEL**
1" EXTERIOR PANEL OVER "HENRY" BLUESKIN VP100 OR APPROVED EQUAL OVER 1/2" (MIN.) PLYWOOD. COLOR: BENJAMIN MOORE ONYX

5. **PAINTED 1" EXTIRA FASCIA**
OVER HENRY BLUESKIN OVER 1/2" (MIN.) PLYWOOD (BOTTOM 18" MIN. TO BE TREATED). COLOR: BENJAMIN MOORE ONYX

6. **5" GSM HALF ROUND GUTTER**
COLOR: MIDNIGHT BRONZE

7. **3"ROUND GSM WATER LEADER**
WITH SMOOTH ELBOWS. CONNECT ALL RAIN WATER LEADERS TO SUBGRADE DRAINAGE SYSTEM. COLOR: TO MATCH GUTTERS.

8. **CLAD WOOD WINDOWS & GLASS DOORS**
EXTERIOR FINISH COLOR:DARK BRONZE

9. **(N) FIREPLACE EXHAUST VENT** (LOCATION)
VENT PER MFR. SPECIFICATIONS. PROVIDE U.L. LISTED SPARK ARRESTOR & GSM METAL SHROUD, PAINTED. COLOR: MIDNIGHT BRONZE

10. **CUSTOM GARAGE SECTIONAL DOOR**
FLUSH METAL PANELS
FINAL DESIGN TBD

11. **CUSTOM ENTRY DOOR**
FINAL DESIGN TBD.

12. **STEEL COLUMNS**
COLOR: PAINTED TO MATCH WINDOWS

13. **(N) EXTERIOR LIGHT FIXTURES**
SHIELDED AND DOWNLIT DARK SKY COMPLIANT

14. **FOUNDATION VENTS**
VENT PER CODE. SCREEN WITH CORROSION-RESISTANT WIRE MESH.

15. **(N) 400 AMP ELECTRIC COMBINATION METER / PANEL**
INSTALL AS PER PG&E STANDARDS

16. **(N) NATRUAL GAS METER METER**
INSTALL AS PER PG&E STANDARDS

PLATE HEIGHT LEGEND:

x'-x" DIMENSION FROM TOP OF PLATE TO FINISH FLOOR

(x'-x") ***DIMENSION FROM TOP OF PLATE TO NATURAL OR FINISH GRADE, WHICHEVER IS TALLER.***

LINE OF PROPOSED FINISHED GRADE

LINE OF EXISTING NATURAL GRADE

0 5 10 15 FT

SCALE: 1/4" = 1'-0"

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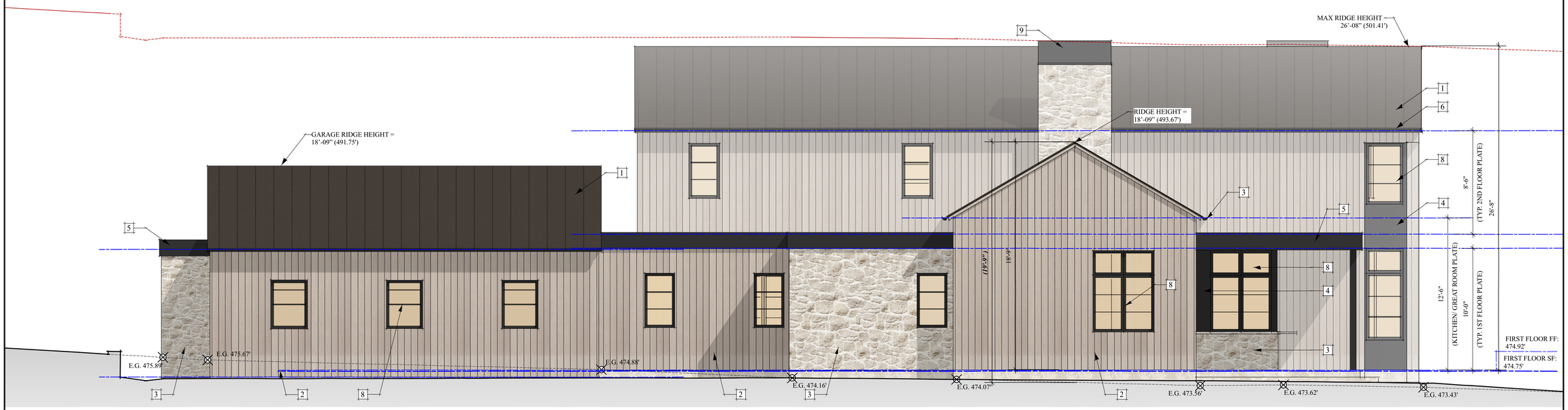
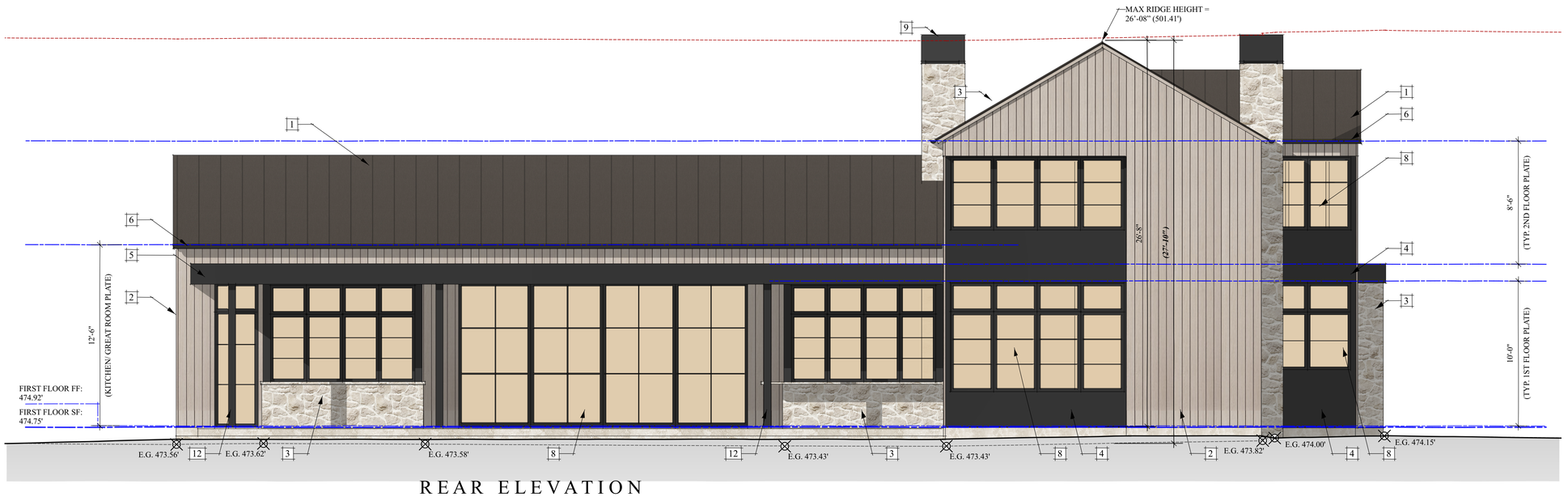
JOB:
24-109

SHEET:
A-5



LEFT ELEVATION

RIGHT WEST



REAR ELEVATION

SOUTH EAST

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2. **1x6 VERTICAL T&G SIDING** (1/2" SQ. GROOVE) OVER HENRY BLUESKIN OVER 1/2" (MIN.) PLYWOOD (BOTTOM 18" MIN. TO BE TREATED). STAINED COLOR: SANSIN "PUTTY"
3. **STONE VENEER** APPROVED EQUAL. ADHESIVE MATERIAL & METHOD PER CRC. (TO COMPLY W/ SEC. R703.12 CRC W/ REQUIRED BUILDING PAPER, FLASHING & CLEARANCES TO GRADE &CONCRETE PER SEC. R703.12.13 CRC)
4. **PAINTED EXTIRA PANEL** 1" EXTERIOR PANEL OVER "HENRY" BLUESKIN VP100 OR APPROVED EQUAL OVER 1/2" (MIN.) PLYWOOD. COLOR: BENJAMIN MOORE ONYX
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8. **CLAD WOOD WINDOWS & GLASS DOORS** EXTERIOR FINISH COLOR:DARK BRONZE
9. **(N) FIREPLACE EXHAUST VENT** (LOCATION) VENT PER MFR. SPECIFICATIONS. PROVIDE U.L. LISTED SPARK ARRESTOR & GSM METAL SHROUD, PAINTED. COLOR: MIDNIGHT BRONZE
10. **CUSTOM GARAGE SECTIONAL DOOR** FLUSH METAL PANELS FINAL DESIGN TBD
11. **CUSTOM ENTRY DOOR** FINAL DESIGN TBD.
12. **STEEL COLUMNS** COLOR: PAINTED TO MATCH WINDOWS
13. **(N) EXTERIOR LIGHT FIXTURES** SHIELDED AND DOWNLIT DARK SKY COMPLIANT
14. **FOUNDATION VENTS** VENT PER CODE. SCREEN WITH CORROSION-RESISTANT WIRE MESH.
15. **(N) 400 AMP ELECTRIC COMBINATION METER / PANEL** INSTALL AS PER PG&E STANDARDS
16. **(N) NATRUAL GAS METER METER** INSTALL AS PER PG&E STANDARDS

PLATE HEIGHT LEGEND:

x'-x"	DIMENSION FROM TOP OF PLATE TO FINISH FLOOR
(x'-x")	***DIMENSION FROM TOP OF PLATE TO NATURAL OR FINISH GRADE, WHICHEVER IS TALLER.***

LINE OF PROPOSED FINISHED GRADE

LINE OF EXISTING NATURAL GRADE

0 5 10 15 FT

SCALE: 1/4" = 1'-0"

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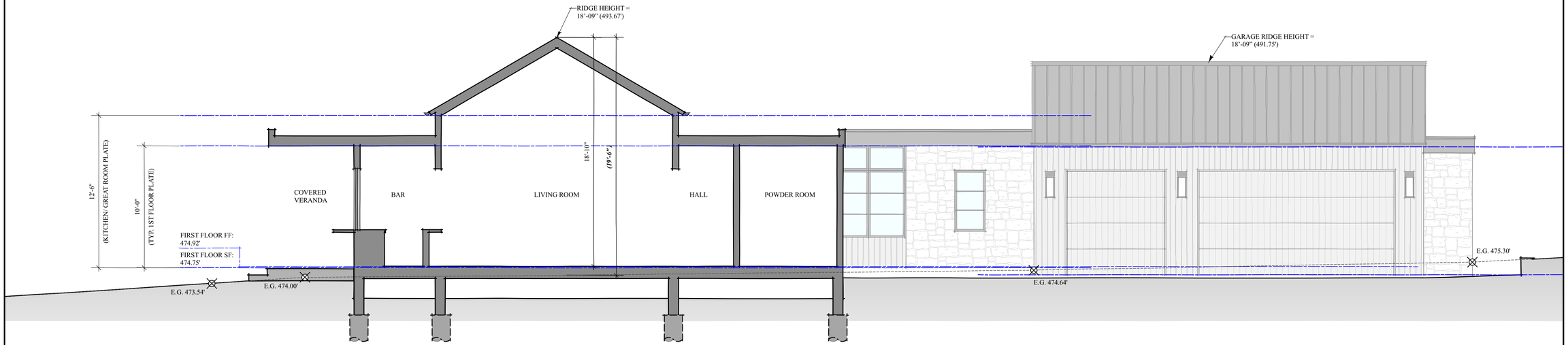
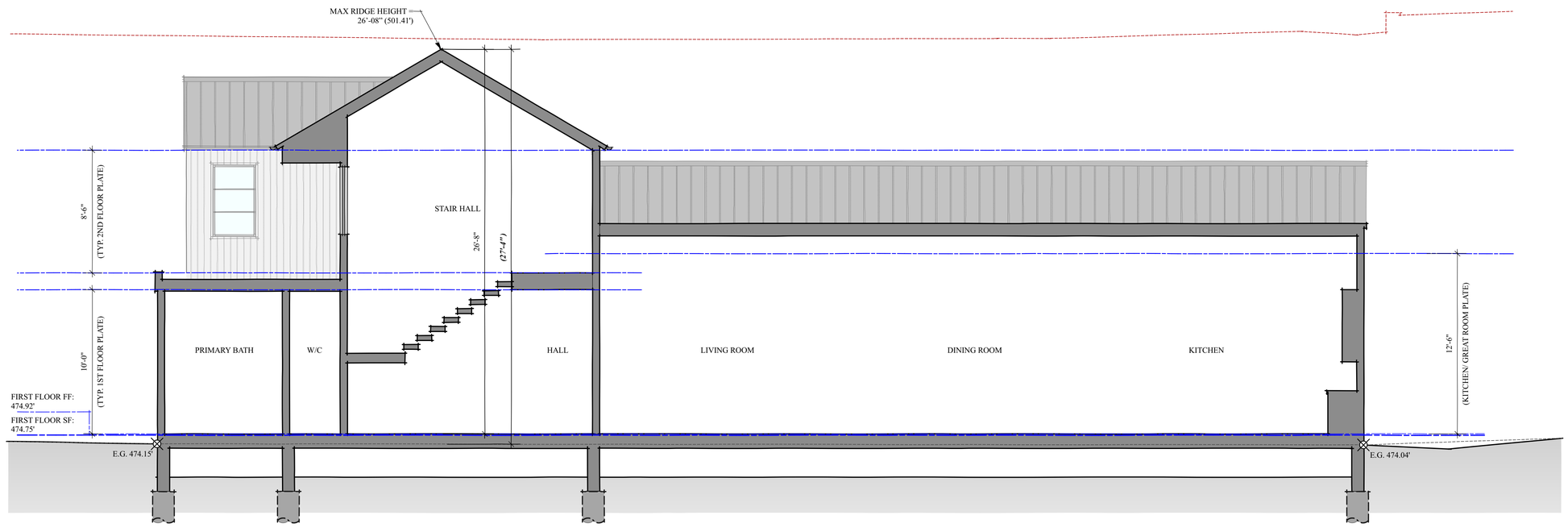
JOB:
24-109

SHEET:
A-6



BUILDING SECTION B



BUILDING SECTION A

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DRAWN:
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JOB:
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SHEET:
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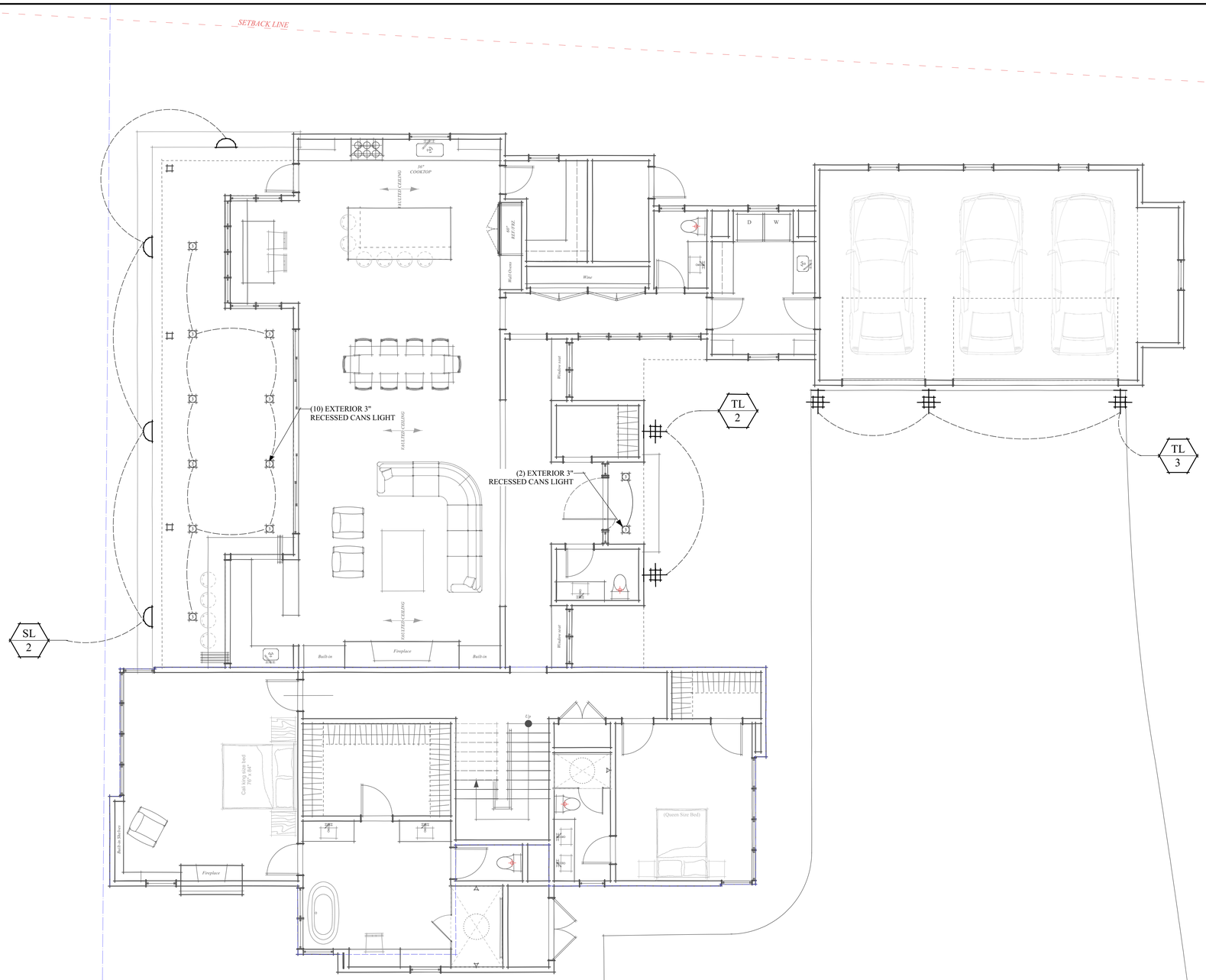


EXTERIOR LIGHTING PLAN
3/16" = 1'-0"

EXTERIOR LIGHTING SPECIFICATIONS

DESCRIPTION

STEP & WALL LIGHT
MANUFACTURER: WAC LIGHTING
ITEM #: WL-LED 100-C-BK
FINISH: BLACK

THIS LOW VOLTAGE, SLEEK PROFILE FIXTURE IS CONSTRUCTED OF A DIE-CAST ALUMINUM BODY THAT IS SEALED FOR BOTH INDOOR AND OUTDOOR APPLICATIONS AND IS DESIGNED TO BLEND WITH ANY ARCHITECTURAL STYLE.

GLASS: CLEAR, HIGH IMPACT, POLYCARBONATE LENS
SIZE: WIDTH: 5" HEIGHT: 3" EXTENDS: N/A
LIGHT BULBS: (1) - 3.9W LED

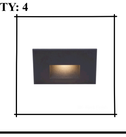
SL QTY

SYMBOL/QUANTITY/IMAGE

SYMBOL:

QUANTITY: 4

IMAGE:



DESCRIPTION

OUTDOOR DOWN LIGHT
MANUFACTURER: TECH LIGHTING
ITEM #: TEGEL 12 WALL SCONCE
FINISH: BLACK

UNDERSTATED MODERN DESIGN CHARACTERIZES TEGEL OUTDOOR LED WALL SCONCES. PROVIDING WELL-CONTROLLED DOWN LIGHTING ONLY, THESE SCONCES PROVIDE ACCENT AND AMBIENT ILLUMINATION.

GLASS: FROSTED ACRYLIC LENSING
SIZE: WIDTH: 5 1/2" HEIGHT: 12" EXTENSION: 5.6"
LIGHT BULBS: (1) - LM80 LED

TL QTY

SYMBOL/QUANTITY/IMAGE

SYMBOL:

QUANTITY: 5 (TOTAL)

IMAGE:

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNI.
94063
SDGArchitecture.com

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2025
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE :
3865 JEFFERSON AVENUE PARCEL A
EMERALD HILLS , CALIFORNIA

STATUS

REVISIONS

CONTENTS:
EXTERIOR LIGHTING PLAN

DATE:
06.03.25

DRAWN:
J. MATTOX

JOB:
24-109

SHEET:
A-8

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

COUNTY OF SAN MATEO
PLANNING AND BUILDING

Application for Appeal

455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

☑ To the Planning Commission
☐ To the Board of Supervisors

This form must be completed and submitted to the Planning and Building Department, along with the appeal fee, no later than 10 working days after the Letter of Decision on the application has been issued. Please contact planning_commission@smcgov.org if you have questions regarding the deadline to file an appeal or the materials that must be submitted.

1. Appellant Information

Name: Sung Sim Park

Address: 3875 Jefferson Ave
Emerald Hills

Phone, W: H: (408)429-0670

Zip: 94062

2. Appeal Information

Permit Numbers involved:
Design Review and Grading Permit Approval for
PLN2025-00201 and [redacted]

I have read and understood the attached information regarding appeal process and alternatives.

☑ yes ☐ no

I hereby appeal the decision of the:

☑ Staff or Planning Director
☐ Zoning Hearing Officer
☑ Design Review Committee
☐ Planning Commission

made on November 26 2025, to approve/deny the above-listed permit applications.

Appellant's Signature:

Date: 12/11/2025

3. Basis for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. To this end, please identify the County policies and/or regulations that you believe have not been adequately addressed and explain why.

The Design Review and grading permit approval were granted despite multiple defects and deficiencies in the submitted plans. These deficiencies conflict with applicable Design Review Standards, the Planning and Building Department Drainage Section s Conditions of Approval, and the findings and conditions of the subdivision permit.

Please see the attached documents:
1. Appeal for Grading Permit approval for PLN2025-00201 and [redacted] and Design Review Decision
2. Drainage Concern: Survey Overlay of 3875 Jefferson with project plans for PLN2025-00201 and [redacted]
3. Privacy Concern: Illustration of San Mateo GIS satellite photo overlay with PLN2025-00201 for privacy invasion
4. PLN2021-00357 subdivision permit approval findings #8: PLN2025-00201 and [redacted] violate.

Appeal for Grading Permit approval for PLN2025-00201 [redacted]; and Design Review Decision

The Design Review and grading permit approval were granted despite multiple defects and deficiencies in the submitted plans. These deficiencies conflict with applicable Design Review Standards, the Planning and Building Department Drainage Section's Conditions of Approval, and the findings and conditions of the subdivision permit.

1. Drainage Violations

The Drainage Section's conditional approval requires that "stormwater from development shall not flow across property lines." The proposed grading changes the prior drainage pattern. Attached as exhibit 1 is an overlay of survey of 3875 Jefferson along with proposed grading plan of 3865 Jefferson submitted by the project owner. The blue arrow reflects the existing direction of stormwater flow. The red arrow reflects the expected direction of stormwater flow after the proposed grading changes. Even the project architect acknowledged the need for revised drainage design near and on the public right of way when the concern was presented at the DR hearing. We've asked for the copy of the drainage plan to the DRO, but have not been provided one. Even if the owner of the projects has the drainage analysis submitted to the Drainage Section, we can deduce from the architect's statement that the analysis is incomplete especially in regards to the storm water flow near the property line. A grading permit should not be issued until a complete drainage analysis incorporating the public concern is submitted, reviewed, and formally approved by the Drainage Section, and shared with the public for further input.

2. Privacy Impacts on Neighboring Property

SECTION 6565.15.A.3 Requires the owner to respect the privacy of the neighboring houses and outdoor living areas. The plans significantly compromise privacy at 3875 Jefferson. The second-floor bedroom wall consists of floor-to-ceiling glazing directly facing the neighboring home. Due to the roughly 10-foot grade difference between the lots, the second floor of 3865 sits level with the main floor of 3875, intensifying the privacy intrusion. The window wall is also positioned within a natural view corridor between mature trees on 3875 Jefferson Ave, which gives a mutually unobstructed view between 3875 Jefferson and the proposed second story bedroom of home built on parcel A. Reasonable design alternatives exist; including among others

1. relocation of the second floor behind the existing tree canopy
2. use of frosted glass;
3. Privacy trellis
4. The DRO's recommendation that "the window design for the rearward facing second-floor bedroom be changed to clearstory design"(November 26th LOD)

Based upon the foregoing, the design plan violates the 8.256.150 design standards. As such, we request some or all of the above alternatives be required.

3875 Jefferson
3865 Jefferson
(UNDER SEPARATE SUBMITTAL)
PARCEL B
JEFFERSON AVENUE
INSTALL TEMPORARY
CONCRETE WASHOUT
INSTALL
INLET
(TYP.)

INSTALL TREE PROTECTION FENCING
INSTALL TEMPORARY INLET PROTECTION (TYP)
C C-3
INSTALL TEMPORARY CONCRETE WASHOUT
A C-3
PARCEL B (UNDER SEPARATE SUBMITTAL)
B C-3
INSTALL TEMPORARY FIBER ROLL
USE EXISTING AC PAVE DRIVEWAY AS TEMPORARY CONSTRUCTION ENTRANCE
INSTA INLET (TYP)