COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: August 5, 2021

- **TO:** Zoning Hearing Officer
- **FROM:** Planning Staff
- **SUBJECT:** Consideration of amendments to a Resource Management Permit, pursuant to Sections 6313 of the County Zoning Regulations, and Grading Permit, pursuant to Section 9294 of the County Grading Ordinance, for modifications to the Zoning Hearing Officer's April 18, 2019 approval for a new single-family residence with accessory dwelling unit, and ancillary improvements, on a legal undeveloped 5-acre parcel on Bear Gulch Road in the unincorporated area of Woodside. The proposed amendments include increasing the square footage of the residence and basement by a total of 4,458 sq. ft., removal of 8 additional trees, and an additional 1,745 cubic yards of grading.

County File Number: PLN 2016-00111 (Jian/Cantu)

PROPOSAL

The applicant is seeking amendments to the Resource Management (RM) Permit and Grading Permit for modifications to the Zoning Hearing Officer's April 18, 2019 approval for a new single-family residence with accessory dwelling unit, and ancillary improvements, on a legal undeveloped 5-acre parcel in the unincorporated area of Woodside. The Project Amendment includes increasing square footage of the residence and basement by a total of 4,458 sq. ft. (including 2,210 sq. ft. and 2,248 sq. ft., respectively), removal of 8 additional trees (seven (7) of which require a permit to remove due to their size and including three (3) heritage trees), and an additional 1,745 cubic yards (c.y.) of grading (including 1,225 c.y. of cut and 520 c.y. of fill).

The residence is proposed to be reoriented from the previous approval but will remain in generally the same location on the property. The previously approved 789 sq. ft. detached three-car garage is proposed to be reduced to 641 sq. ft. and attached to the main residence, and the previously approved attached 1,603 sq. ft. two-story accessory dwelling unit will be reduced in size to 1,476 sq. ft. and detached from the main residence. Additionally, landscape site improvements are proposed in front of the residence, including pathways and landscape ponds.

The proposed amendment will result in a new 10,171 sq. ft. two-story single-family residence with a 5,018 sq. ft. basement and attached 641 sq. ft. three-car garage, and a

two-story detached 1,476 sq. ft. accessory dwelling unit. A total of 3,005 cubic yards (c.y.) of grading, including 2,125 c.y. of cut and 720 c.y. of fill, and the removal of thirtyeight (38) trees consisting of 9 Douglas fir (ranging from 9 inches to 27 inches dbh), 23 canyon live oak (ranging in size from 11 inches to 36 inches dbh), and 6 Pacific madrone (ranging in size from 4 inches to 28 inches dbh); seventeen (17) of the trees require a permit to remove due to their size, and two canyon live oak and one Pacific madrone are considered heritage trees. The project amendment continues to include a detached 574 sq. ft. pool house, pool and hot tub, and outdoor kitchen/BBQ area, and landscape, drainage, and a septic system.

On April 18, 2019, the Zoning Hearing Officer approved the construction of a new twostory 7,911 sq. ft. single-family residence with a 2,770 sq. ft. habitable basement and an attached 1,603 sq. ft. two-story accessory dwelling unit, a detached 789 sq. ft. three-car garage with an office mezzanine, a 574 sq. ft. pool house, and supporting site improvements on the project parcel. A total of 1,260 c.y., including 900 c.y. of cut and 360 c.y. of fill, was approved along with the removal of thirty (30) trees, twelve (12) of which required a permit to remove due to their size.

RECOMMENDATION

That the Zoning Hearing Officer approve the amendments to the Resource Management Permit and Grading Permit, County File Number PLN 2016-00111, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner; 650/363-1815

Applicant: Angel Cantu, Swatt Miers Architects

Owner: Yan Jian, Gfl Group Inc.

Location: Bear Gulch Road, unincorporated Woodside

APN: 072-240-230

Size: 5.06 acres

Parcel Legality: Legal parcel, identified as Parcel A, pursuant to the recordation of a Parcel Map recorded on December 29, 1978.

Existing Zoning: Resource Management (RM)

General Plan Designation: Open Space

Sphere-of-Influence: Town of Woodside

Existing Land Use: Undeveloped

Water Supply: The project will be served by the California Water Service Company.

Sewage Disposal: The project will be served by a new private septic disposal system.

Flood Zone: The project parcel is in Flood Zone X (area of minimal flooding), pursuant to Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0295E, effective October 16, 2012.

Environmental Evaluation: Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164, staff prepared an addendum to the previously adopted Initial Study and Mitigated Negative Declaration for the project amendment. The addendum concludes that no new substantial changes or new or more severe significant impacts have been identified with the subject project amendment, no new mitigation measures are required, and no additional environmental review is required.

Setting: The 5-acre project parcel is located approximately 0.6 miles east of Skyline Boulevard, (State Route 35). The surrounding area consists of individual privately owned 5 – 20-acre parcels, including the subject parcel, located along a ridgeline of the northern end of the Santa Cruz Mountains. The area consists of moderate to steep slopes and dense tree coverage. The parcels are served by Bear Gulch Road, a privately maintained rural roadway that is accessible from Woodside Road (State Route 84). The project parcel is bounded to the south by Bear Gulch Road, and to the north, east, and west by privately-owned rural properties of similar size. The properties to the east and west are developed with single-family residences.

Background: On May 18, 2017, the Zoning Hearing Officer (ZHO) certified a Mitigated Negative Declaration, and approved a Resource Management (RM) Permit, Use Permit, and Grading Permit for the construction of a new 6,639 sq. ft. two-story single-family residence with an attached 874 sq. ft. three-car garage. The project approval also included an attached two-story second unit (1,500 sq. ft.), a detached 127 sq. ft. pool house, a pool and hot tub, and an outdoor kitchen/BBQ area. Landscaping, drainage, and a septic system were also approved to serve the development. A total of 1,150 cubic yards (c.y.) of grading, including 790 c.y. of cut and 360 c.y. of fill, were approved for a new driveway, building crawl spaces, and patio area; and the removal of twenty-eight (28) trees including Douglas fir, coast live oak¹, and Pacific madrone trees ranging in size from 4 inches diameter at breast height (dbh) to 36 inches dbh, of which seventeen (17) required a permit to remove due to their size. A Use Permit was approved to exceed the maximum allowed size (1,200 sq. ft.) for a second unit.

On April 18, 2019, the applicant obtained ZHO approval for amendments to the RM Permit, Use Permit, and Grading Permit for modifications to the Zoning Hearing Officer's May 18, 2017 project approval. The approved modifications included an increase in square footage of the two-story residence to 7,911 sq. ft.; the addition of a

¹ This report corrects previously cited oak tree species of coast live oak to canyon live oak trees.

subgrade 2,770 sq. ft. habitable basement; modification of the three-car garage to be constructed as a detached 789 sq. ft. building on the east side of the residence with an office mezzanine; and increased square footage of the pool house to 574 sq. ft. in size. The second unit floor area was approved to increase 103 sq. ft. for a new total of 1,603 sq. ft. Additional grading in the amount of 110 cubic yards (c.y.) of excavation for a new total of 1,260 c.y. (including 900 c.y. of cut and 360 c.y. of fill) of grading was approved. An increased number to thirty (30) trees was approved for removal, including Douglas fir, coast live oak, and Pacific madrone trees ranging in size from 4 inches diameter at breast height (dbh) to 36 inches dbh, of which twelve (12) required a permit due to their size.

Chronology:

<u>Date</u>		Action	
March 16, 2016	-	Original application submitted, PLN 2016-00111.	
February 13, 2017	-	Original application deemed complete.	
March 20, 2017 to April 10, 2017	-	Initial Study and Mitigated Negative Declaration issued for a 20-day public review period.	
May 18, 2017	-	Zoning Hearing Officer hearing.	
June 21, 2018	-	Project Amendment (1) application submitted.	
October 12, 2018	-	Amendment (1) application deemed complete.	
February 13, 2019 to March 4, 2019	-	Subsequent Initial Study and Mitigated Negative Declaration issued for a 20-day public review period.	
April 18, 2019	-	Zoning Hearing Officer hearing for Project Amendment (1).	
May 15, 2020	-	Subject Project Amendment (2) application submitted.	
March 19, 2021	-	Amendment (2) application deemed complete.	
July 1, 2021		- Addendum Initial Study and (Addendum) Mitigated Negative Declaration prepared.	
August 5, 2021	-	Zoning Hearing Officer hearing for Project Amendment (2).	

DISCUSSION

A. <u>KEY ISSUES</u>

The discussions below are based on the project amendment and supplement staff's previous analyses from the 2019 project amendment, which has been included as Attachment F for reference.

1. <u>Conformance with the County General Plan</u>

Staff has reviewed and determined that the project amendment is in conformance with all applicable General Plan Policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

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

2019 Project Approval

A total of 30 trees were approved for removal in 2019, including 3 Douglas fir (9 inches, 12 inches, and 22 inches (dbh), 20 coast live oaks (ranging in size from 11 inches dbh to 36 inches dbh), and 7 Pacific madrones (ranging in size from 4 inches to 19 inches dbh). Of the 30 trees, 12 required a Resource Management (RM) Permit due to their size (i.e., 17.5-inch dbh or 55-inch circumference). *Proposed Amendment*

The proposed amendment includes the removal of 8 additional trees from the 2019 project approval to accommodate reorientation and expansion of the residence and associated site improvements. Of these additional trees proposed for removal, two canyon live oak trees (38.8 inch and 39 inch dbh) and one Pacific madrone (24.4 inch dbh) are considered heritage trees. An arborist report prepared by Urban Tree Management concludes these heritage trees are in fair condition but that grading, trenching and compaction will compromise the root structures and stability of the trees, and therefore recommends removal.

The Development Review Criteria of the RM District Regulations prohibits the removal of trees with a circumference of more than 55 inches (measured at 4.5 feet above ground), except as may be required for development permitted under the Zoning Regulations, among other reasons. The Resource Management District allows single-family residences, such as proposed, subject to the issuance of an RM Permit. While the development is proposed to take advantage of the non-wooded area of the 5-acre parcel, the property is located in a rural wooded area of the County where tree removal to accommodate development is inevitable. The trees removed will require replacement at a 1:1 ratio, including replacement of all regulated oak trees with the same species as provided in the conditions of approval in Attachment A of this staff report.

b. Soil Resources

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

2019 Project Approval

A total of 1,260 cubic yards (c.y.) of grading, including 900 c.y. of cut and 360 c.y. of fill, was approved in 2019 for building, basement and site improvement work.

Proposed Amendment

The proposed project amendment includes an additional 1,745 cubic yards (c.y.) of grading, including an additional 1,225 c.y. of cut and 520 c.y. of fill, to expand the lower levels of the residence and to fit development into the rear sloping topography of the property which will further reduce visual impacts.

The applicant has submitted an erosion and sediment control plan prepared by Sigma Prime Geosciences, Inc. that includes construction management measures proposed to minimize soil erosion and sedimentation from the project site. The Geotechnical Section and Drainage Review Section have reviewed and conditionally approved the proposed amendment. The mitigation measures previously approved and included as conditions in Attachment A of this staff report, including wet season grading limitations and an erosion control and tree protection pre-site inspection, are adequate to ensure soil erosion and sedimentation from the project site are minimized.

c. Visual Quality

Policy 4.15 (*Appearance of New Development*), Policy 4.24 (*Rural Development Design Concept*), and the Rural Site Planning Policies, including Policy 4.25 (*Location of Structures*), Policy 4.26 (*Earthwork Operations*), and Policy 4.29 (*Trees and Vegetation*) seek to protect the natural visual character and quality of scenic areas by regulating the appearance of new development to promote good design, site relationship, and other aesthetic considerations, such as tree preservation except where removal is required for approved development or safety; and minimizing grading operations.

Overall, the proposed project amendment will increase building square footage; however, the previously approved modern design will be maintained and the parcel's topography, including mature tree coverage, will help screen the proposed development from public views. The trees proposed for removal, as identified in Section A.1.a. above, are those necessary to accommodate the proposed project. Additionally, the proposed grading modifications are limited to what's necessary to accommodate the proposed design changes, including tiering the development to lower the building height, reduce visual bulk and lessen visual impacts from development.

d. Rural Land Use

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

The building, grading, and tree removal modifications proposed under the subject amendment, as proposed and conditioned, will not have a significant additional impact on rural resources as concluded by the Addendum Initial Study and Mitigated Negative Declaration prepared for the proposed project amendment, included as Attachment D. Additionally, the immediate surrounding parcels range in similar size from 5 to 7 acres and contain one and two-story single-family residences that range from 3,500 sq. ft. to 7,000 sq. ft. in size. While the proposed amendment increases the building sizes, development is proposed to be clustered on the property and would not result in significant added visual impact to the rural area than the previously approved development.

e. Natural Hazards

Geotechnical

Policy 15.21 (*Requirement for Detailed Geotechnical Investigations*) seeks to require geotechnical investigation for development projects that may be located in an area of geotechnical hazard.

The project parcel is within a moderate to high landslide susceptibility area, according to a U.S. Geological Survey's Landslide Susceptibility Map of 1972. However, the updated geotechnical report indicates the project's site-specific landslide susceptibility is low based on reconnaissance and geologic map review. Furthermore, the County's Geotechnical Section and Department of Public Works have reviewed and conditionally approved the proposed project amendment.

Fire

The Fire Hazard Policies of the General Plan, including Policy 15.27 (*Appropriate Land Uses and Densities in Fire Hazard Areas*), Policy 15.28 (*Review Criteria for Locating Development In Fire Hazard Areas*), Policy 15.30 (*Standards for Water Supply and Fire Flow for New Development*), and Policy 15.31 (*Standards for Road Access for Fire Protection Vehicles to Serve New Development*) seek to consider low density land uses that minimize the exposure of significant numbers of people to fire hazards; cluster development where there are adequate water supplies and good access for fire vehicles; and require projects in hazardous fire areas to be reviewed by the County Fire Warden to ensure that building materials, access, vegetative clearance from structures, fire flows and water supplies are adequate for fire protection purposes and in conformance to the fire policies of the General Plan.

According to the State's Fire Hazard Severity Zone Maps from the California Department of Forestry, the project site is located in a "Very High Fire Hazard Severity Zone", State Responsibility Area. The project involves construction of a single-family residence on a 5-acre parcel which is located in a rural residential area of unincorporated Woodside. The Woodside Fire Protection District has reviewed and conditionally approved the subject project amendment for fire safety measures, including but not limited to compliance with Chapter 7A of the California Building Code for ignition resistant construction and materials, vegetation clearances, fire flow and water supply, and acceptable design and material for the driveway.

2. <u>Conformance with the Energy Efficiency Climate Action Plan</u>

The County of San Mateo's adopted Energy Efficiency Climate Action Plan (EECAP) provides strategies for reducing greenhouse gas (GHG) emissions, including through sequestration.

The project amendment includes the removal of an additional eight (8) trees than previously approved. The additional tree removal is not considered significant in the context of GHG sequestration for the project area, given the site's context in the surrounding densely forested rural area.

3. Conformance with the County Zoning Regulations

The project amendment will comply with the Resource Management (RM) Development Standards, as summarized below:

a. <u>RM Development Standards</u>

The following table summarizes the amended project's conformance with Section 6139(A)(B) of the RM Zoning District Regulations:

RM Development Standards				
Standard	Required	Proposed		
Minimum Setbacks				
Front	50 ft.	>100 ft.		
Rear	20 ft.	>100 ft.		
Right Side	20 ft.	69 ft.		
Left Side	20 ft.	24 ft.		
Maximum Height	36 ft.	33 ft.		

b. <u>RM Development Criteria</u>

(1) Section 6324.1 (Environmental Quality Criteria) and Section 6324.4 (Water Resources Criteria) seeks to comply with air pollution emission standards; minimize grading, landscape alterations, changes in vegetative cover; avoid the creation of long-term noise levels; and minimize the impact on hydrological processes (e.g., surface water runoff, erosion control).

The amended grading operations and tree removal will allow the applicant to make desired changes with minimal added

environmental impacts related to air pollution and noise, as determined in the Addendum Mitigated Negative Declaration. Furthermore, see staff's discussion in Section A.1.a and A.1.b above related to tree removal and grading.

The project is required to comply with the County's Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. Additionally, the project includes Low-Impact Development (LID) site design measures (i.e., direction of impervious surface runoff to vegetated areas) in compliance with Provision C.3.i. of the County's Municipal Regional Stormwater Permit as the project is a standalone residence that would introduce over 16,000 sq. ft. of new impervious surface.

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

The proposed amendment includes a significant increase in floor area with minimal visual impacts from the previous approval as the proposed amendment seeks to reorient and shift the development footprint to terrace down the rear slope of the property. Additionally, existing topography and trees will help to screen and minimize development in relation to the surrounding rural character of the area. No new light sources or glare are expected from what the previous project approval considered, and modified materials and colors are proposed that support more neutral earth tone colors and materials (including wood and stone elements) than the previous 2019 approval. Furthermore, the Geotechnical Section and Drainage Review Section have conditionally approved the additional grading work.

(3) Section 6324.6 (Hazards to Public Safety Criteria) and Section 6326.4 (Slope Instability Area Criteria) prohibit development in areas of hazard, including landslide, unless determined it will not be harmful to the health, safety, or welfare of residents, property owners, or the community at large.

See staff's discussion in Section A.1.e of this report regarding slope stability/landslide relative to the proposed amendment.

c. Accessory Dwelling Unit

The previously approved project included a Use Permit to allow an Accessory Dwelling Unit (ADU) to exceed the maximum size allowance of 1,200 sq. ft. pursuant to the ADU Regulations in effect at the time, with an approved ADU size of 1,603 sq. ft. Since last project approval, the County has amended the local ADU Regulations to allow a detached ADU, such as proposed, to be 35 percent of the livable floor area of the primary residence, up to a maximum of 1,500 square feet. The current project amendment proposes to reduce the size of the two-story detached ADU to 1,476 sq. ft., in compliance with the size standard of the ADU Regulations. Furthermore, the proposed ADU will conform with all other currently adopted ADU standards contained in Chapter 22.5 of the Zoning Regulations; therefore, a Use Permit is no longer required.

4. <u>Conformance with the County Grading Ordinance</u>

The proposed project amendment includes an additional 1,745 cubic yards (c.y.) of grading, including an additional 1,225 c.y. of cut and 520 c.y. of fill, to expand the lower levels of the residence and to fit development into the rear sloping topography of the property which will further reduce visual impacts. The Zoning Hearing Officer must make the following findings pursuant to Section 9290 of the San Mateo County Grading Ordinance:

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

The proposed grading amendment is necessary to implement the amended project scope. Staff has concluded that based on preparation of an Addendum Initial Study and Mitigated Negative Declaration, the project amendment does not introduce any new significant impacts or require additional mitigation measures beyond those already approved. All mitigation measures from the previously adopted Mitigated Negative Declaration have been included as conditions of approval in Attachment A. In addition, the County's Geotechnical Section and Drainage Review Section have reviewed and approved the project amendment with conditions.

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

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

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

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

B. ENVIRONMENTAL REVIEW

A Subsequent Mitigated Negative Declaration (MND) was adopted by the County of San Mateo, acting as Lead Agency, on April 18, 2019. An addendum to the adopted MND, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164, has been prepared for the subject project amendment. The addendum concludes that no new substantial changes or new or more severe significant impacts have been identified with the subject project amendment, no new mitigation measures are required, and no additional environmental review is required. The Addendum is included as Attachment D to this staff report.

C. <u>REVIEWING AGENCIES</u>

Building Inspection Section Department of Public Works Drainage Review Section County Arborist Geotechnical Section Environmental Health Services Woodside Fire Protection District California Water Service Company

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location/Vicinity Map
- C. Amended Project Plans
- D. Addendum Initial Study and Mitigated Negative Declaration
- E. Previously Adopted Subsequent Initial Study and Mitigated Negative Declaration
- F. Previous Project Staff Report, dated April 18, 2019
- G. Zoning Hearing Officer Decision Letter, dated April 18, 2019
- H. Zoning Hearing Officer Decision Letter, dated May 18, 2017

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County of San Mateo Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2016-00111

Hearing Date: August 5, 2021

Prepared By: Summer Burlison, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

- 1. That only minor modifications to the Subsequent Mitigated Negative Declaration adopted April 18, 2019 are required, and are provided in the Addendum included as Attachment D of the August 5, 2021 Zoning Hearing Officer staff report, and that the minor modifications do not constitute substantial changes requiring major revisions to the previously adopted Subsequent Mitigated Negative Declaration, and no new mitigation measures are required.
- 2. That the San Mateo County Zoning Hearing Officer has considered the Addendum included in the August 5, 2021 staff report, along with the previously adopted Subsequent Mitigated Negative Declaration, and determined no new significant environmental effects or substantial increase in the severity of environmental effects will occur and therefore that further environmental review is not required, pursuant to Section 15162 of the CEQA Guidelines.

For the Resource Management Permit Amendment, Find:

3. That the project amendment conforms to the Development Standards and Development Review Criteria contained in Chapter 20A and Chapter 20A.2 of the San Mateo County Zoning Regulations. The project amendment conforms to the minimum setbacks and maximum height limit allowed in the RM Zoning District. Additionally, the project conforms to Section 6324.1 (*Environmental Quality Criteria*), Section 6324.4 (*Water Resources Criteria*), Section 6324.2 (*Site Design Criteria*), Section 6324.6 (*Hazards to Public Safety Criteria*) and Section 6326.4 (*Slope Instability Area Criteria*) of the RM Development Review Criteria. The project amendment, as proposed and conditioned, will not introduce long-term noise levels, or significant levels of air pollution emissions, and will incorporate low-impact development measures to ensure the proposed impervious surfaces will not result in adverse drainage or water quality impacts. The project will minimize adverse impacts on the rural character of the area by terracing the increased development footprint to fit into the natural topography and utilizing building materials and colors that blend into the natural surrounding rural area. Additionally, the project will not compromise the stability of the project parcel or surrounding lands as a site-specific geotechnical report prepared for the project amendment concluded that landslide susceptibility is low at the project site based on site reconnaissance and geologic map review.

For the Grading Permit Amendment, Find:

- 4. That the granting of the grading permit amendment will not have a significant adverse effect on the environment. Based on an Addendum to the previously adopted Subsequent Initial Study and Mitigated Negative Declaration, it is determined that the implementation of all previously approved mitigation measures would maintain the project amendment's potential environmental impacts to less than significant levels. All previously approved mitigation measures have been incorporated as conditions of approval below.
- 5. That the project amendment conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including those relative to erosion and sediment control, dust control, fire safety, and timing of grading activity. The project amendment has been reviewed and conditionally approved by the County's Drainage Review Section and the Geotechnical Section, and by the Woodside Fire Protection District.
- 6. That the project amendment is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including applicable Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Visual Quality; Rural Land Use; and Natural Hazards policies as discussed in detail in the staff report dated August 5, 2021.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

- 1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on August 5, 2021. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.
- 2. The Resource Management Permit and Grading Permit Amendments shall be valid for one (1) year from the date of final approval in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within one (1) year of its

issuance. Any extension of these permits shall require submittal of written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

- 3. The applicant shall submit the approved exterior color and material specifications as part of the building permit submittal. Color and materials verification by the Current Planning Section shall occur prior to final building inspection.
- A total of thirty-eight (38) trees are approved for removal as shown on the Tree Protection Plan, dated October 5, 2020, of which seventeen (17) are regulated under the RM District Regulations. See Condition of Approval No. 17 for tree replacement requirements.
- 5. A Tree Protection Plan, in compliance with Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, shall be submitted with the building permit plans for review and approval by the Current Planning Section.
- 6. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.
- 7. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
- 8. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
- 9. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record, and approved by the Planning and Building Department. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer, and must be reviewed and approved by the Planning and Building Department.
- 10. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

- 11. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.
- 12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00p.m. Weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
- Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to San Mateo County Ordinance No. 4758. The impact fees shall be assessed at \$5.00 per sq. ft. over 2,500 sq. ft. of residential floor area.

Mitigation Measures

- 14. <u>Mitigation Measure 1</u>: All proposed lighting (interior and exterior) shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.
- 15. <u>Mitigation Measure 2</u>: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.
- 16. <u>Mitigation Measure 3</u>: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
 - e. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the

California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

- f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.
- 17. <u>Mitigation Measure 4</u>: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. Any regulate Oak tree removal shall be replaced with the same species. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size and location. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets.
- 18. <u>Mitigation Measure 5</u>: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
- 19. <u>Mitigation Measure 6</u>: Should any human remains be discovered during construction, all ground disturbing work shall cease, and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
- 20. <u>Mitigation Measure 7</u>: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.
- 21. <u>Mitigation Measure 8</u>: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

- 22. <u>Mitigation Measure 9</u>: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.
- 23. <u>Mitigation Measure 10</u>: In the event that paleontological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significant of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
- 24. <u>Mitigation Measure 11</u>: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
- 25. <u>Mitigation Measure 12</u>: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.
- 26. <u>Mitigation Measure 13</u>: The following measures shall be adhered to:
 - a. All crews working on the project are to receive Cultural Sensitivity Training.
 - b. All earth movement including that which is or has been paved or built on is to have a Qualified and Trained Native American Monitor present at all times.
 - c. An archaeological monitor with California San Francisco Bay Area Experience should be present during all earth movement.
 - d. A copy of original site records and a copy of all monitoring notes for all earth movement for the project should be forwarded to the primarily contact for the Amah Mutsun Tribal Band of Mission San Juan Bautista.

Building Inspection Section

- 27. For the building plans submittal, provide clarification for driveway material shown on plan sheet A-1.1 versus plan sheet C-1.
- 28. The property is located within the State Responsibility Area Very High Fire Hazard Severity Zone and as such, the entire project shall meet the requirements of the appropriate sections of CRC Section 327 and/or CBC Chapter 7A.

- 29. The second unit shall have access to, and control of, an independent source of space conditioning.
- 30. The project shall include preparations for an Electric Vehicle Charging Station installation.

Geotechnical Section

- 31. A Geotechnical Report shall be submitted at the building permit stage; the report shall be updated to the current adopted code as applicable. 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 building permit stage. 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 the foundation design and grading proposal.
- 32. For the final approval of the grading permit, the applicant 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, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
 - 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 Current Planning Section.
 Please include the Geotechnical File Number, 15G-45, in all correspondence with the Geotechnical Section of the Planning and Building Department.

Drainage Review Section

- 33. The following will be required at the time of building permit submittal:
 - a. A Final Drainage Report stamped and signed by a registered Civil Engineer.
 - b. A Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer.
 - c. An updated C.3 and C.6 Checklist.

d. An updated site disturbance estimate. If the site disturbance is greater than one acre, provide a copy of the NOI/SWPPP for the project under the CA Construction General Permit.

Department of Public Works

- 34. 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 #3277.
- 35. At the building permit stage, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the 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 as part of the project building permit application for review and approval by the Building Department.
- 36. Proposed facilities shall not be constructed in ingress and egress easements unless directly associated with ingress and egress to the property.

Environmental Health Services

- 37. At the building permit stage, the applicant will need to provide a geotechnical slope stability report for the dispersal trenches (primary and 100 percent reserve) proposed on slopes 20 percent or greater as depicted on Plan Sheet C-1 and the septic system plans. Plans should call out dispersal trenches located on slopes 35 percent or greater. Any dispersal systems proposed on slopes greater than 35 percent shall require the use of pressure dose or subsurface drip dispersal systems. Provide detailed cross-sections of the proposed retaining wall along the asphalt driveway depicted on the grading/drainage and septic system plans and include required setbacks from dispersal trenches located upslope.
- 38. The applicant shall comply with all requirements of the Environmental Health Division's Onsite Wastewater Treatment System Ordinance and Onsite Systems Manual for the installation of the septic system.

Woodside Fire Protection District (WFPD)

39. A separate submittal shall be made to directly to the Woodside Fire Protection District for plan check during the building permit stage.

- 40. Approval from California Water Service Company for fire line supplies shall be submitted to the Woodside Fire Protection District.
- 41. Field inspection from the Woodside Fire Protection District is required for the following:
 - a. Trust blocking,
 - b. Fire line flush,
 - c. Final location of the fire hydrant.
- 42. At the start of construction, a 2-foot by 3-foot address sign shall be posted in front of project site.
- 43. At time of final, the permanent address shall be mounted and clearly visible from the street with a minimum of 4-inch numbers on contrasting background.
- 44. One hundred (100) feet of defensible space from structures is required prior to the start of construction.
- 45. Upon final inspection, thirty (30) feet of perimeter property line defensible space shall be required per WFPD Ordinance Section 304.1.2.A.
- 46. Approved spark arrestors will be required on all installed chimneys, including outside fireplaces.
- 47. Smoke and CO detectors shall be installed per 2019 CBC.
- 48. An NFPA 13D Fire Sprinkler System shall be installed. Sprinkler plans/calculations shall be submitted separately to WFPD. The Owner/Contractor is responsible for getting the correct water flow data and Cal-Water requires a backflow device that can decrease the water flow pressure by 12-15 PSI due to friction loss of the backflow device.
- 49. GRADES: Driveways with less than 15 percent grade may be maintained as allweather type and shall support the weight of the heaviest fire apparatus during the wet season. Driveways greater than 15 percent grade need be rough grooved concrete or an alternate material approved by the Woodside Fire Protection District. NO driveway shall exceed a 20 percent grade.
- 50. A driveway over 350 feet is required to have a turnout; see WFPD standards at <u>www.woodsidefire.org</u>.
- 51. A driveway over 150 feet is required to have a fire truck turnaround; see WFPD standards at <u>www.woodsidefire.org</u>.

- 52. A New fire hydrant may be required in must be within 600' from the building, capable of the required flow. Distance from hydrant to structure shall be measured via an approved roadway in which the engine can safely drive from the fire hydrant to front door of structure. When a private fire hydrant is being installed it must be submitted separately to the Woodside Fire Protection District.
- 53. Show on the building plan submittal required distance for the fire hydrant, as described above.

California Water Service Company

- 54. The applicant shall submit a Form 1318 with fire sprinkler plan and calculations to the California Water Service Company for design and engineering review.
- 55. The applicant is encouraged to use water conserving devices. A list of rebate programs for qualifying water conserving devices for the Bear Gulch area is available online at: <u>https://www.calwater.com/conservation/rebates-and-programs/residential/bg/</u>

SSB:cmc - SSBFF0736_WCU.DOCX

ATTACHMENT B

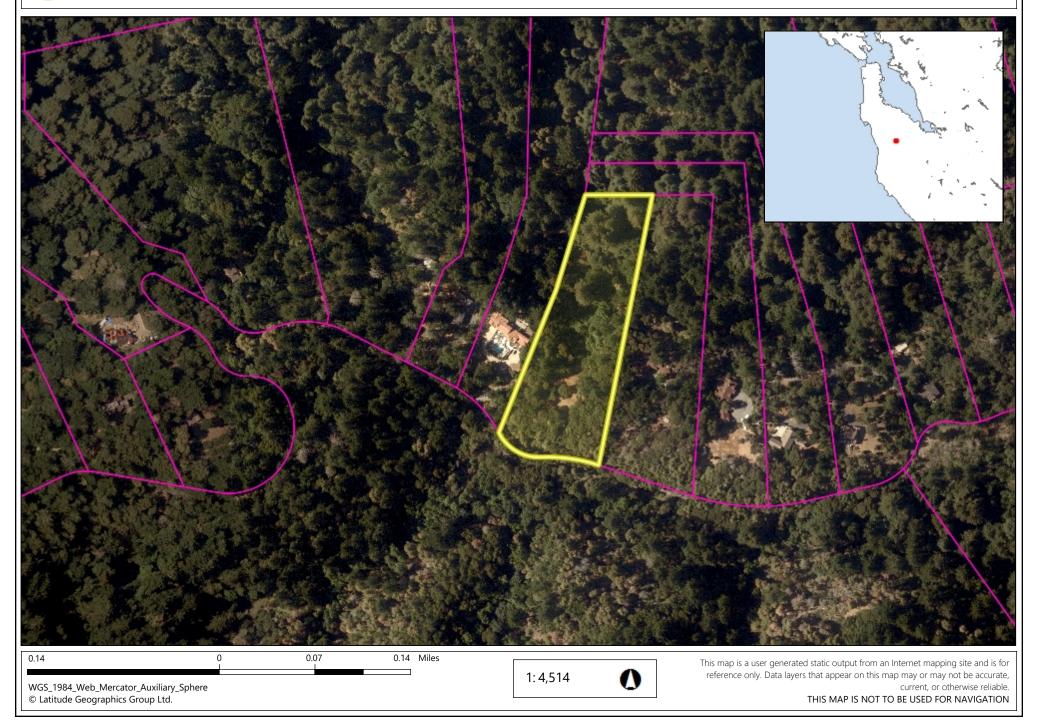


COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT



San Mateo County

Vicinity Map



ATTACHMENT C



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

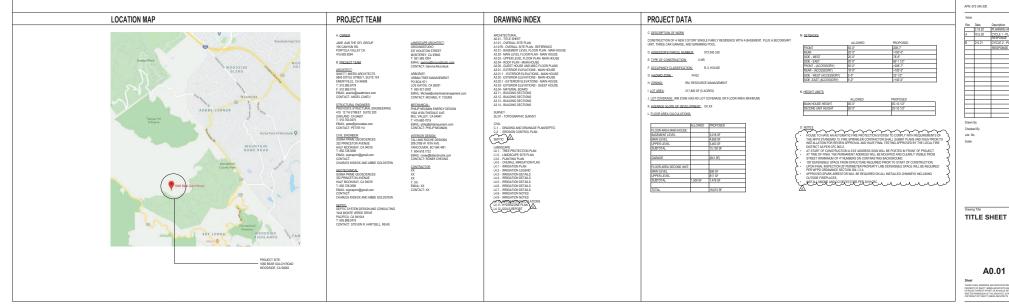


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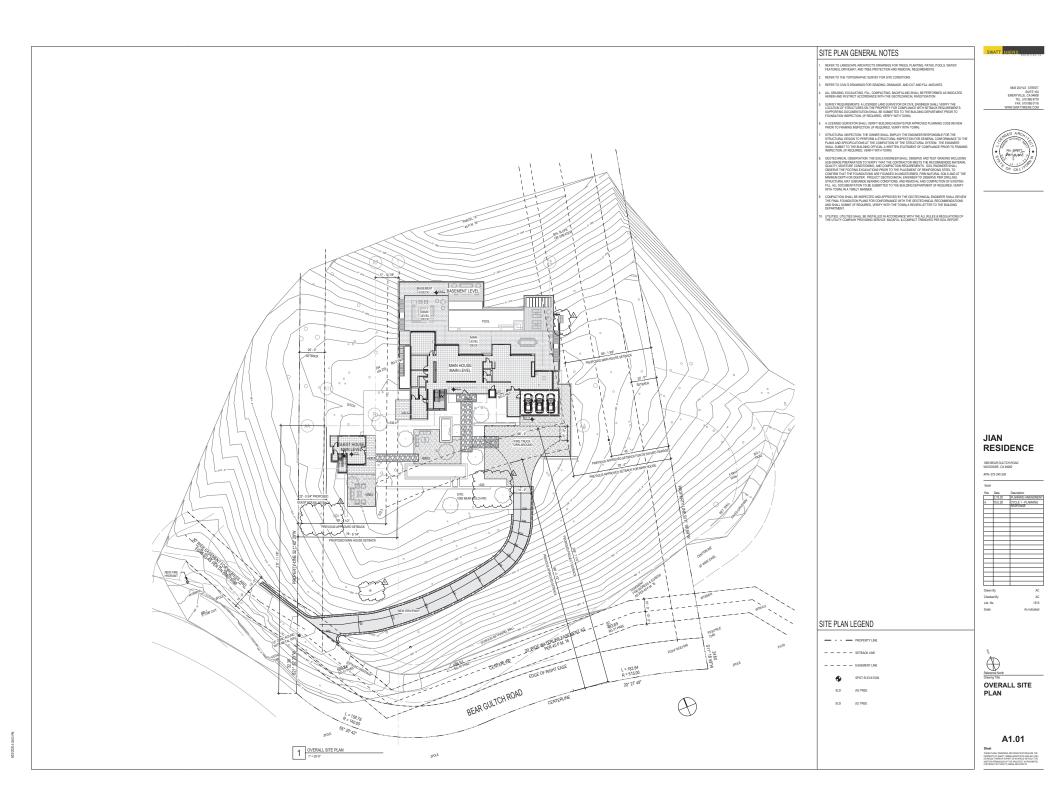
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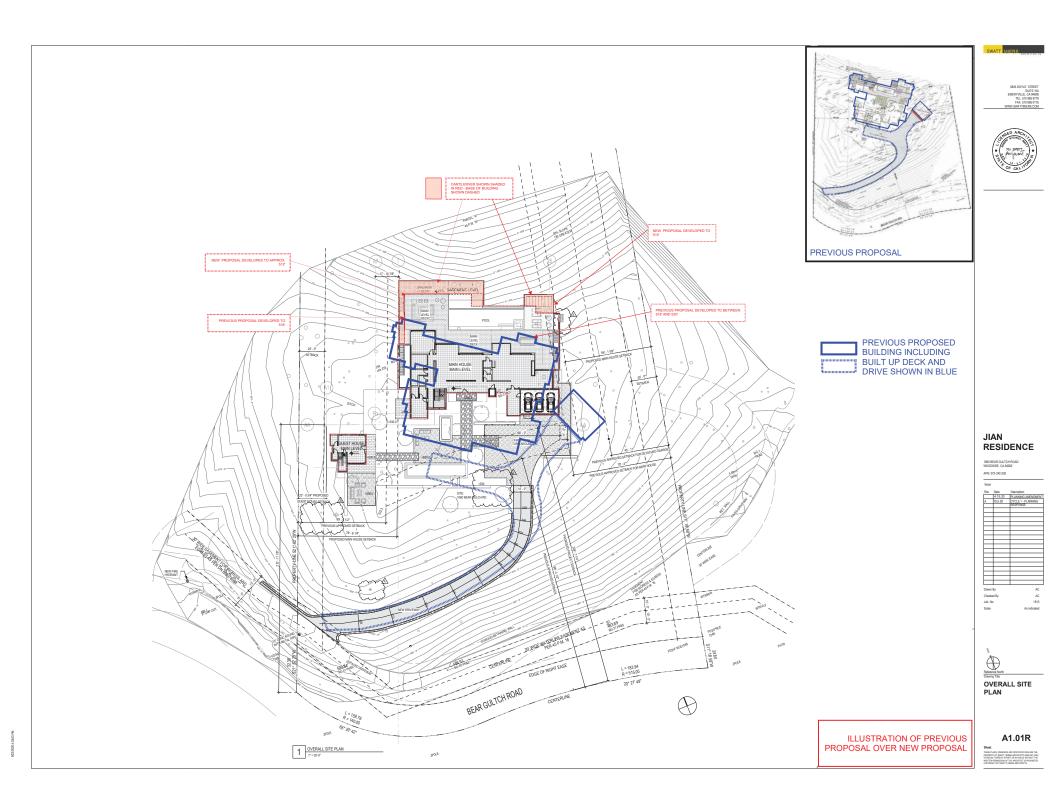
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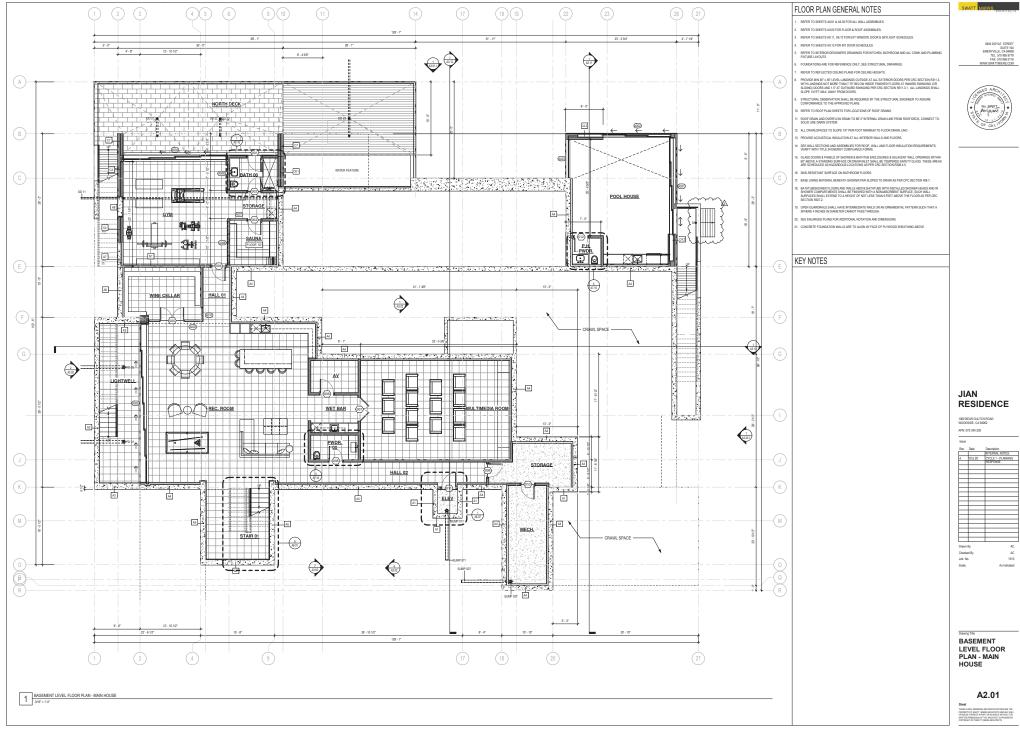
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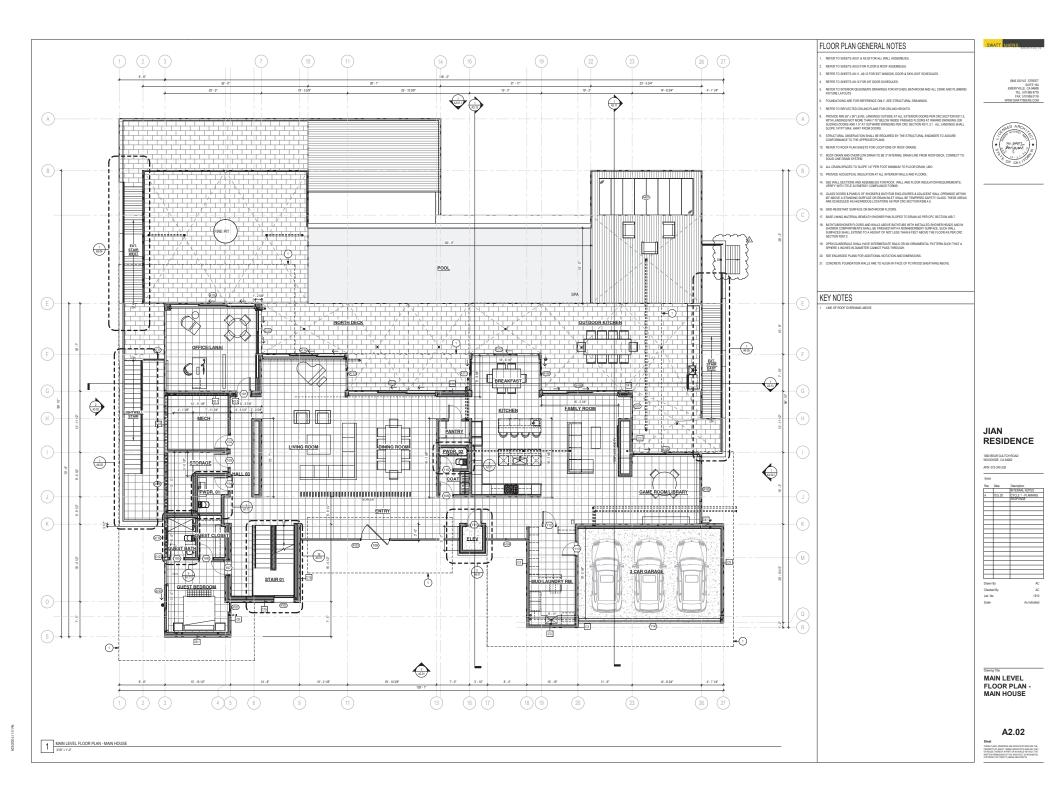


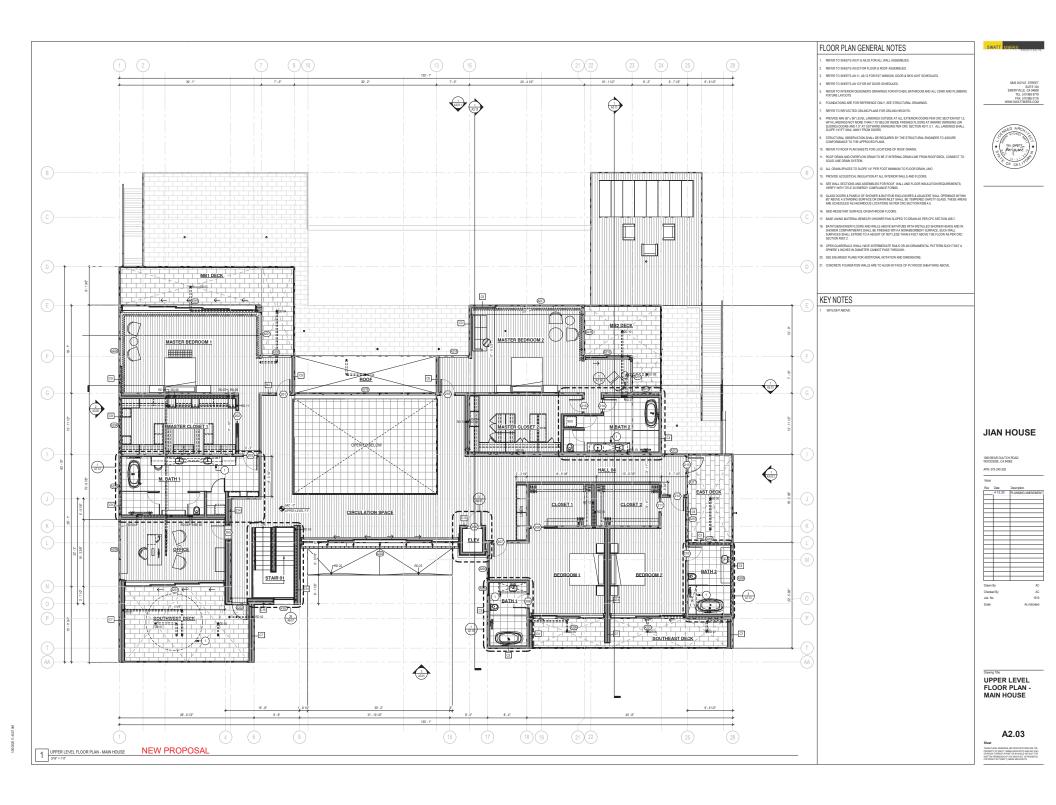
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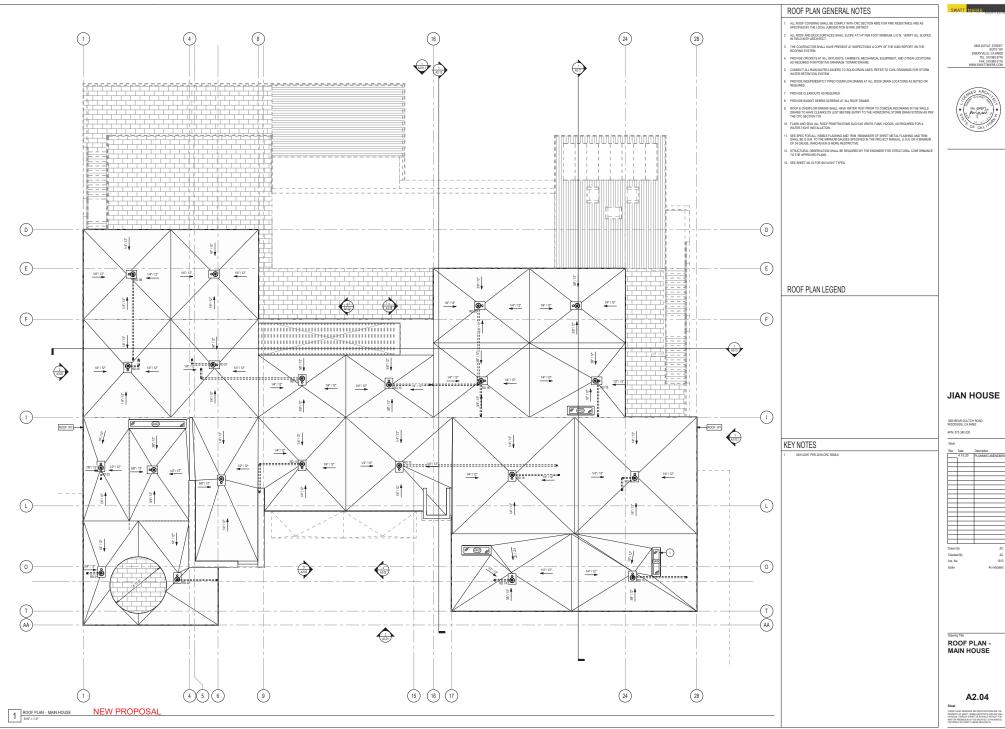


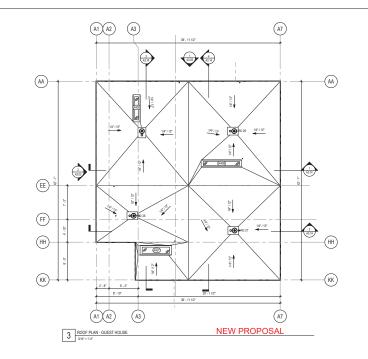


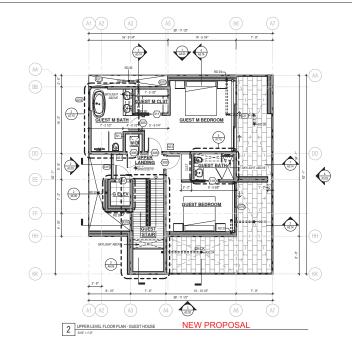


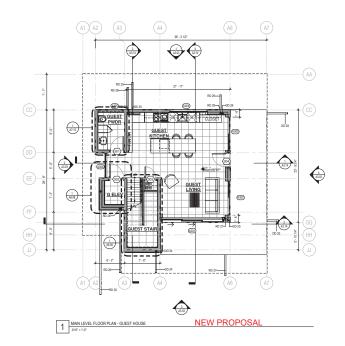












FLOOR PLAN GENERAL NOTES

REFER TO SHEETS AG 01 & AG 02 FOR ALL WALL ASSEMBLIES REFER TO SHEETS A9.03 FOR FLOOR & ROOF ASSEMBLIES. REFER TO SHEETS A9.11. A9.12 FOR EXT WINDOW, DOOR & SKYLIGHT SCHEDULES REFER TO SHEETS A9.13 FOR INT DOOR SCHEDULES.

REFER TO INTERIOR DESIGNER'S DRAWINGS FOR KITCHEN, BATHROOM AND ALL CSV FIXTURE LAYOUTS FOUNDATIONS ARE FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS

REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS.

PROVIDE INN 36" x 36" LEVEL LANDINGS OUTSIDE AT ALL EXTERIOR DOORS PER ORC SECTION R311.3, WITH LANDINGS NOT MORE THAN 7.75" BE OWN INSIDE FINISHED FLOORS AT INWINRO SWINGING (OR SLIDING) DOORS AND 1.5" AT OUTWARD SWINGING PER ORC SECTION R311.3. ALL LANDINGS BHALL SLOPE (14)"FT MAX JAWY FROM DOORS.

STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE STRUCTURAL ENGINEER TO ASSURE CONFORMANCE TO THE APPROVED PLANS.

REFER TO RODE PLAN SHEETS FOR LOCATIONS OF RODE DRAINS

ROOF DRAIN AND OVERFLOW DRAIN TO BE 3" INTERNAL DRAIN LINE FROM ROOF/DECK, CONNECT TO SOLID LINE DRAIN SYSTEM

ALL CRAWLSPACES TO SLOPE 1/4" PER FOOT MINIMUM TO FLOOR DRAIN, UNC PROVIDE ACOUSTICAL INSULATION AT ALL INTERIOR WALLS AND FLOORS.

SEE WALL SECTIONS AND ASSEMBLIES FOR ROOF, WALL AND FLOOR INSULATION VERIFY WITH TITLE 24 ENERGY COMPLIANCE FORMS.

GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & AOJA 6" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED ARE SCHEDULED AS HAZARDOUS LOCATIONS AS PER CRC SECTION R3 VINGS WITHIN THESE AREAS

SKID-RESISTANT SURFACE ON BATHROOM FLOORS.

BASE LINING MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 408.7

BATHTUBISHOWER, LOORS AND WALLS AGOVE BATHTUBS WITH INSTALLED SHOWER HEAD BATHTUBISHOWER, LOORS AND WALLS AGOVE BATHTUBS WITH INSTALLED SHOWER HEAD SHOWER COMPARTMENTS SHALL BE INSHERED WITH A NORMORESINET SUFFACE, SUCH WA SUFFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR AS P SECTION R802.

OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORN SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.

SEE ENLARGED PLANS FOR ADDITIONAL NOTATION AND DIMENSIONS CONCRETE FOUNDATION WALLS ARE TO ALIGN W FACE OF PLYWOOD SHEAT

ROOF PLAN GENERAL NOTES

ALL ROOF COVERING SHALL BE COMPLY WITH CRC SECTION R902 FOR FIRE RESISTANCE AND AS SPECIFIED BY THE LOCAL JURISDICTION & FIRE DISTRICT. ALL ROOF AND DECK SURFACES SHALL SLOPE AT 1/4" PER FOOT MINIMUM, U.O.N. VERIFY ALL SLOPES IN FIELD WITH ARCHITECT THE CONTRACTOR SHALL HAVE PRESENT AT INSPECTIONS A COPY OF THE ICBO REPORT ON THE ROOFING SYSTEM. PROVIDE CRICKETS AT ALL SKYLIGHTS, CHIMNEYS, MECH AS REQUIRED FOR POSITIVE DRAINAGE TOWARD DRAINS CONNECT ALL RAIN WATER LEADERS TO SOLID DRAIN LINES. REFER TO CIVIL DRAW WATER RETENTION SYSTEM PROVIDE INDEPENDENTLY PIPED OVERFLOW DRAINS AT ALL ROOF DRAIN LOCATIONS AS NOTED OR REQUIRED. PROVIDE CLEANOLITS AS REQUIRED. PROVIDE BASKET DEBRIS SCREENS AT ALL ROOF DRAINS. ROOF & OVERFLOW DRAINS SHALL HAVE WATER TEST PRIOR TO CONCEALING DRAINS IN THE WALLS. DRAINS TO HAVE CLEANOUTS JUST BEFORE ENTRY TO THE HORIZONTAL STORM DRAIN SYSTEM AS PET THE CPC SECTION 719. FLASH AND SEAL ALL ROOF PENETRATIONS SUCH AS VENTS, FANS, HOODS, AS REQUIRED FOR A WATER-TIGHT INSTALLATION. SEE SPEC FOR ALL VISIBLE FLASHING AND TRM. REMAINDER OF SHEET METAL FLASHING AND TRM. SHALL BE G.S.M. TO THE IMMINING AUGUST SPECIFIED N THE PROJECT MANUAL, U.O.N. OR A MINIMUM OF 24 AGAIDE, WHICHEVER IS MORE RESTRICTIVE. STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEE TO THE APPROVED PLANS. 3. SEE SHEET AB.1X FOR SKYLIGHT TYPES.



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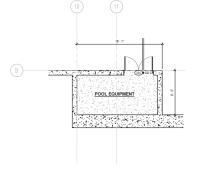
GUEST HOUSE AND MISC FLOOR PLANS

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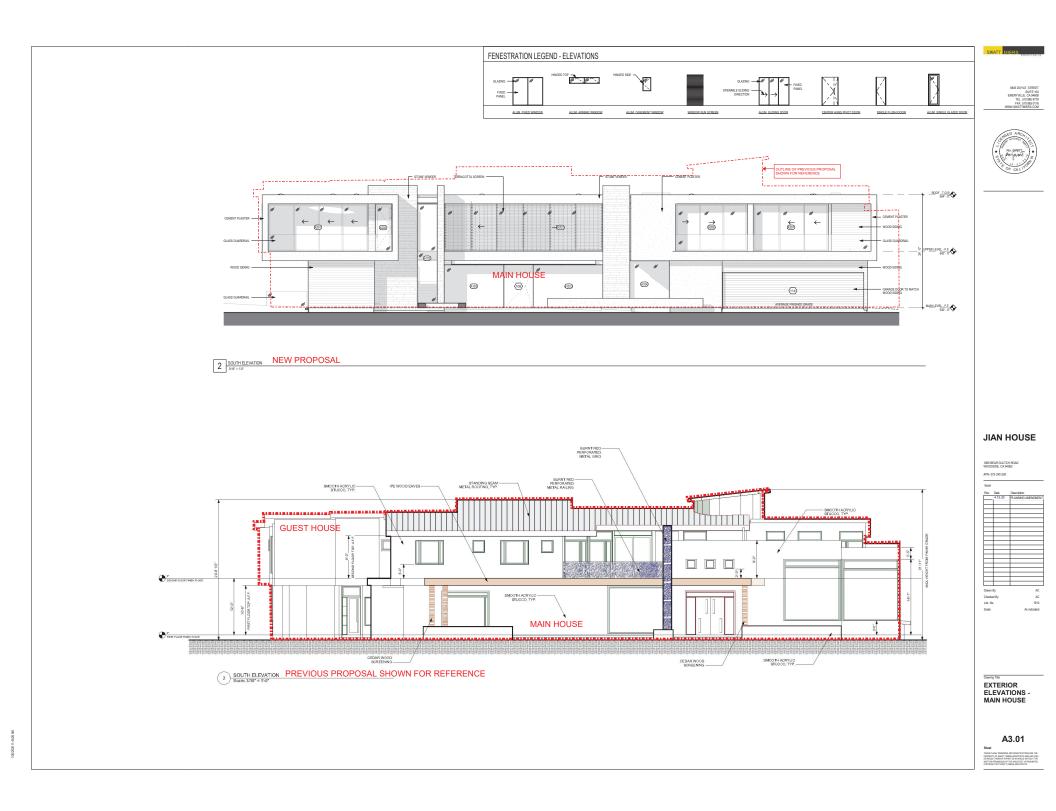
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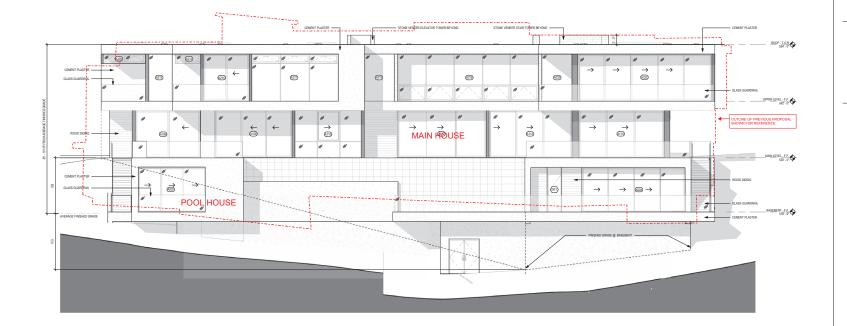
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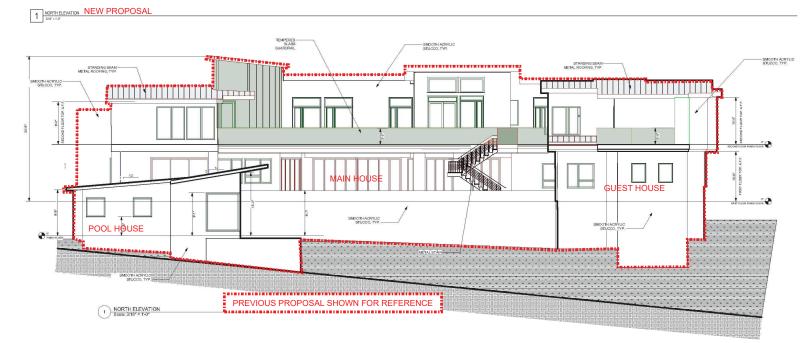


4 POOL EQUIPMENT - FLOOR PLAN (UNDER NORTH DECK OF MAIN HOUSE BASEMENT)

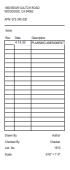
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EXTERIOR ELEVATIONS -MAIN HOUSE

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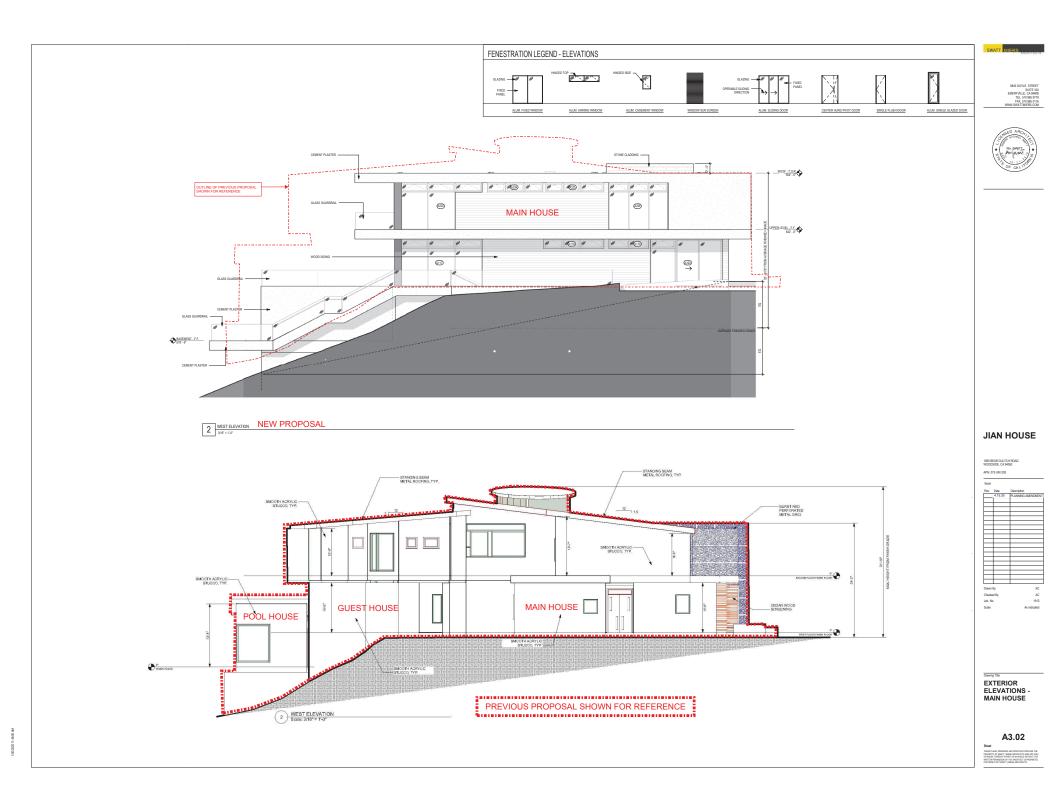
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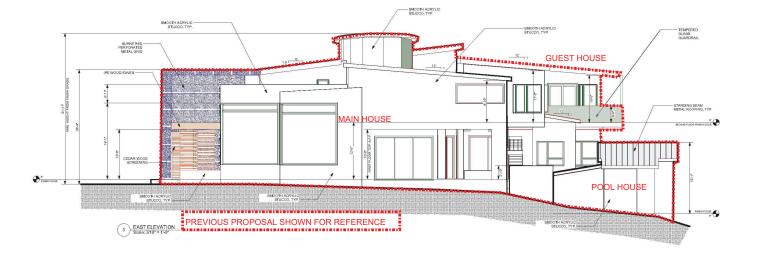


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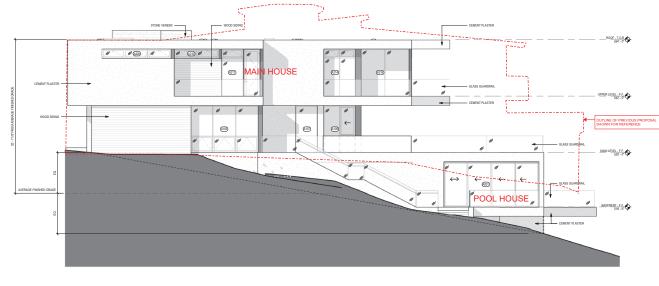
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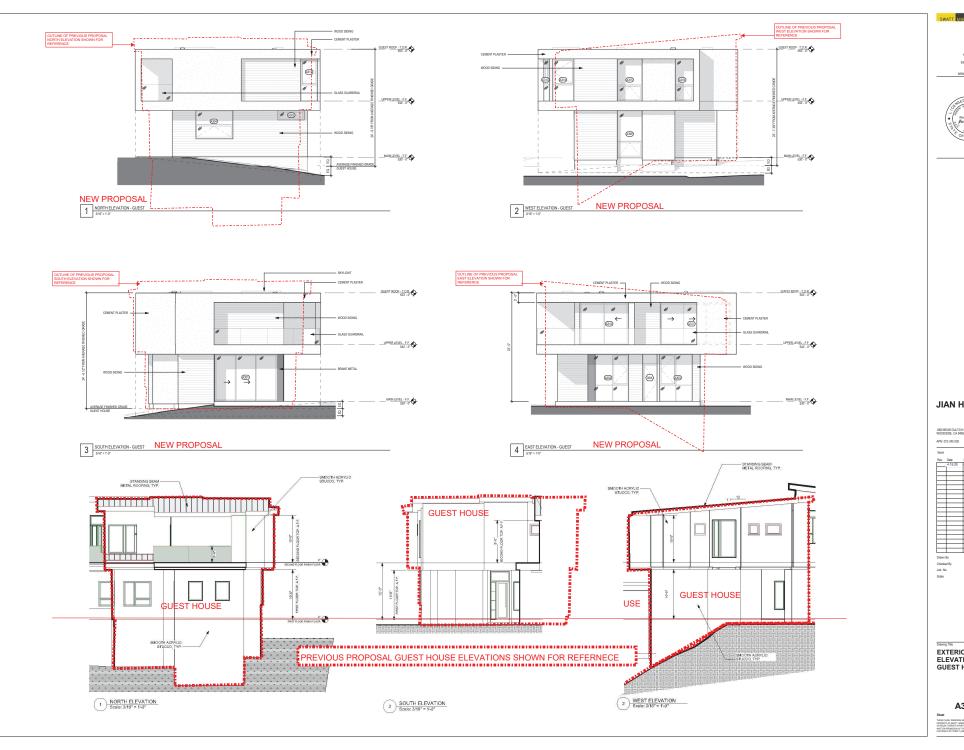


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SUITE 104 EMERYVILLE, CA 94608 TEL. 510 985 9779 FAX. 510 985 0116 WWW.SWATTMERS.COM



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EXTERIOR ELEVATIONS -GUEST HOUSE

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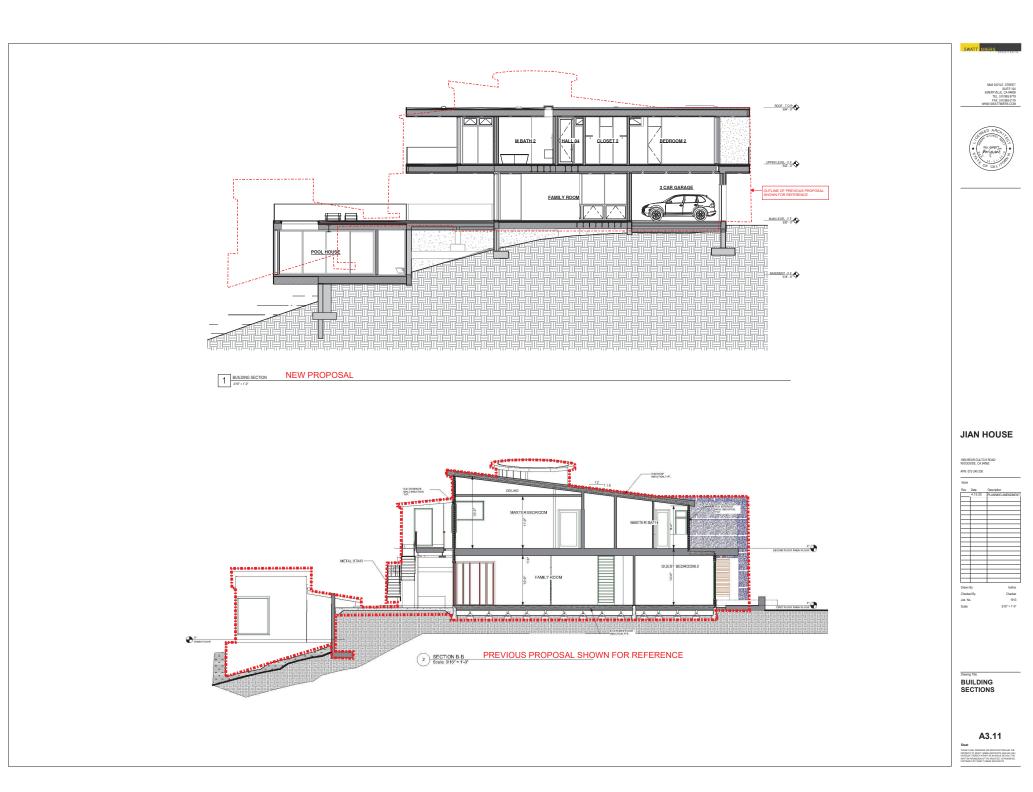






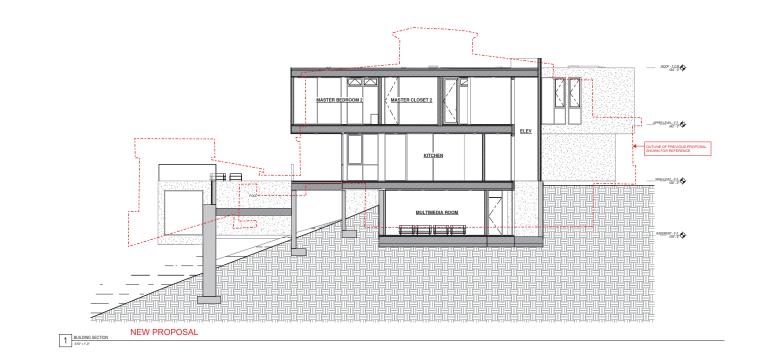
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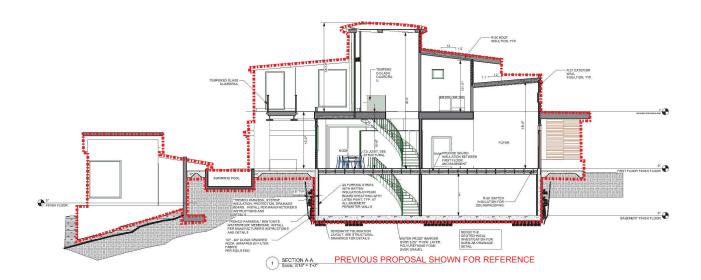




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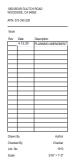




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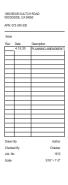
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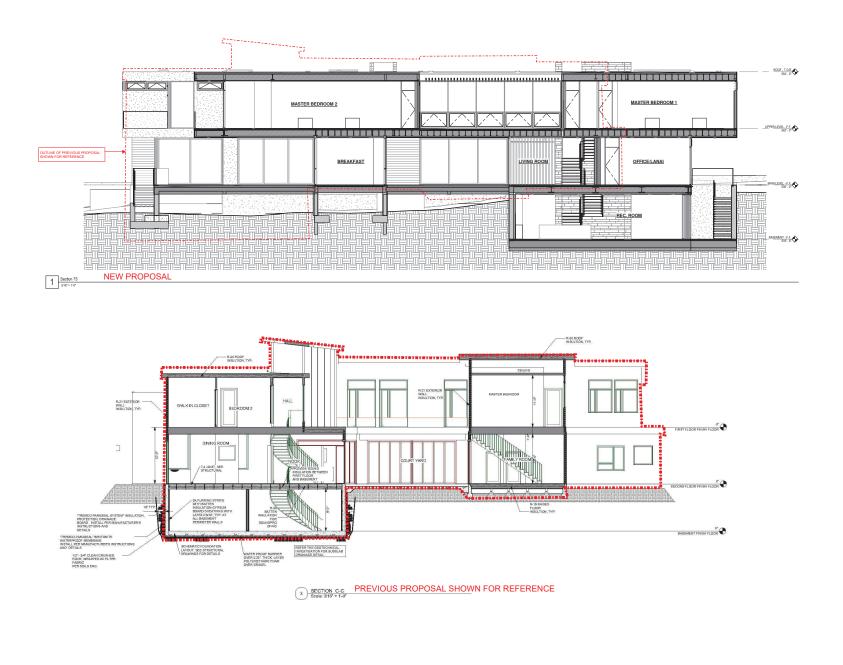


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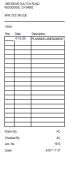
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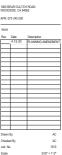


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MAIN LEVEL - F.F. 530 - 0

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GUEST M BEDROOM

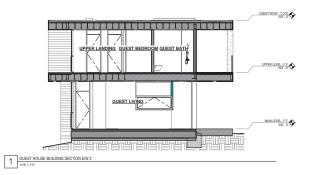
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GUEST BATH

GUEST KITCHEN





GUEST LIVING

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3 GUEST HOUSE BUILDING SECTION NIS 1 319°= 1-0°

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GUEST KITCHEN









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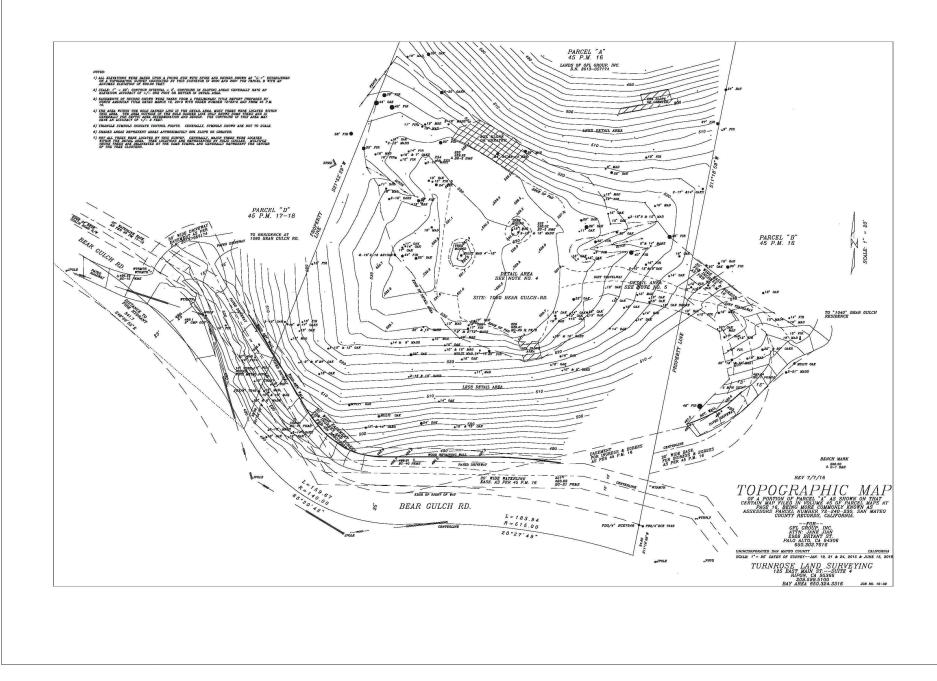
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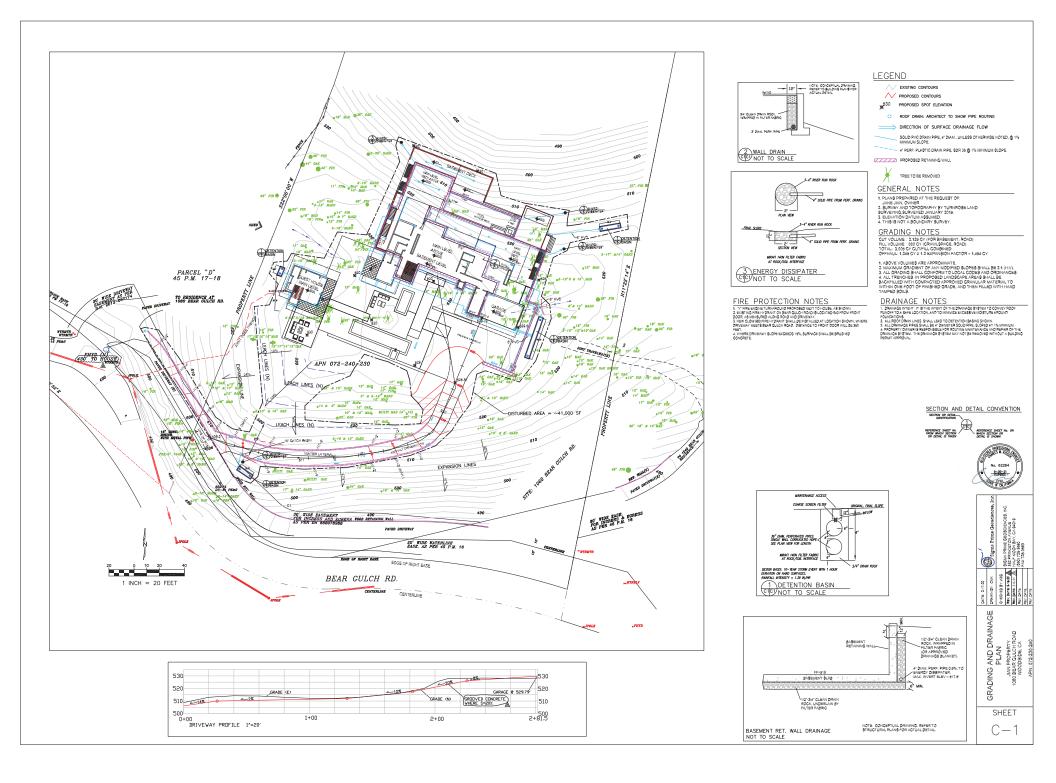


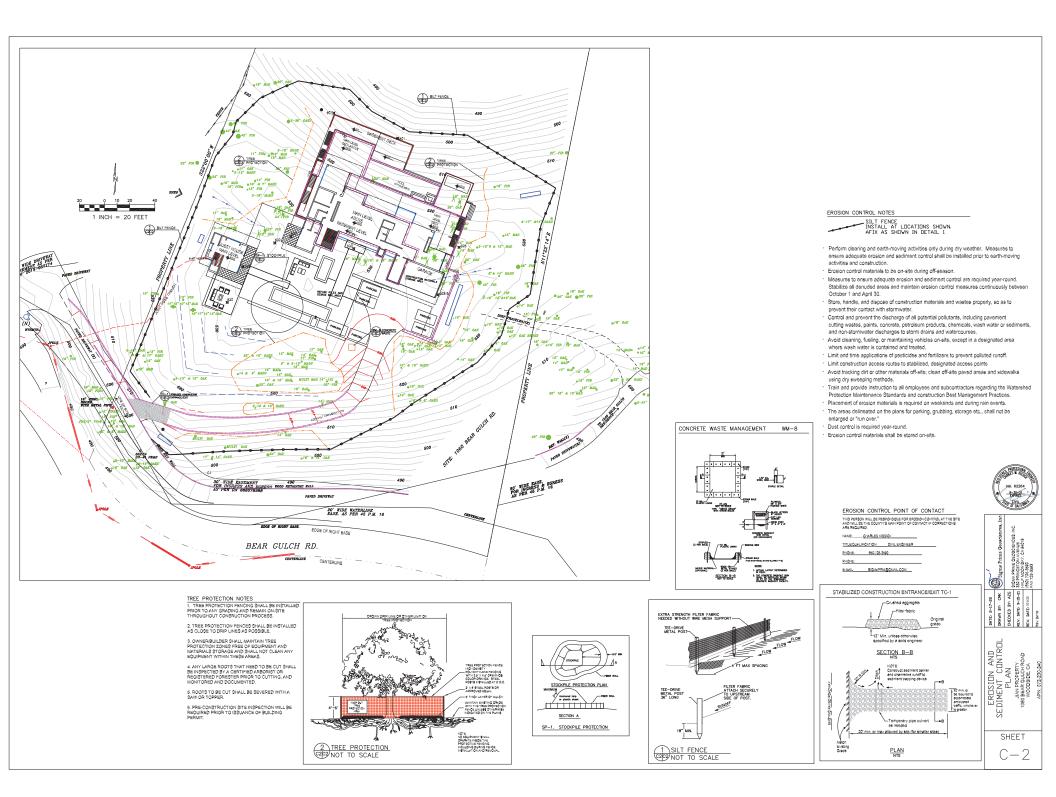
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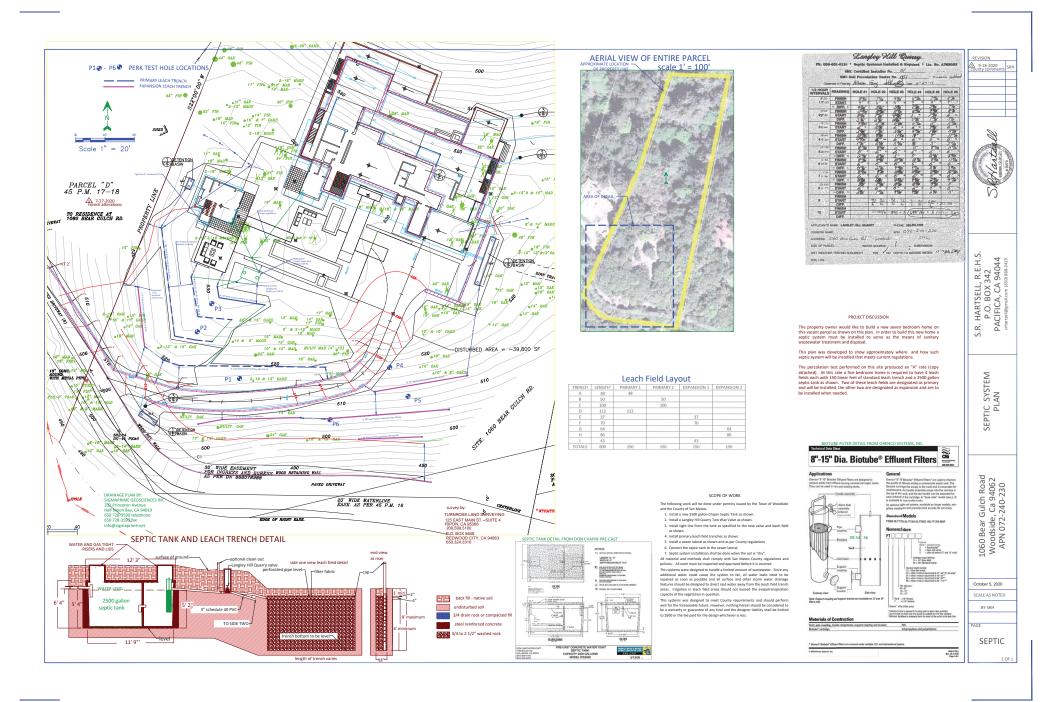
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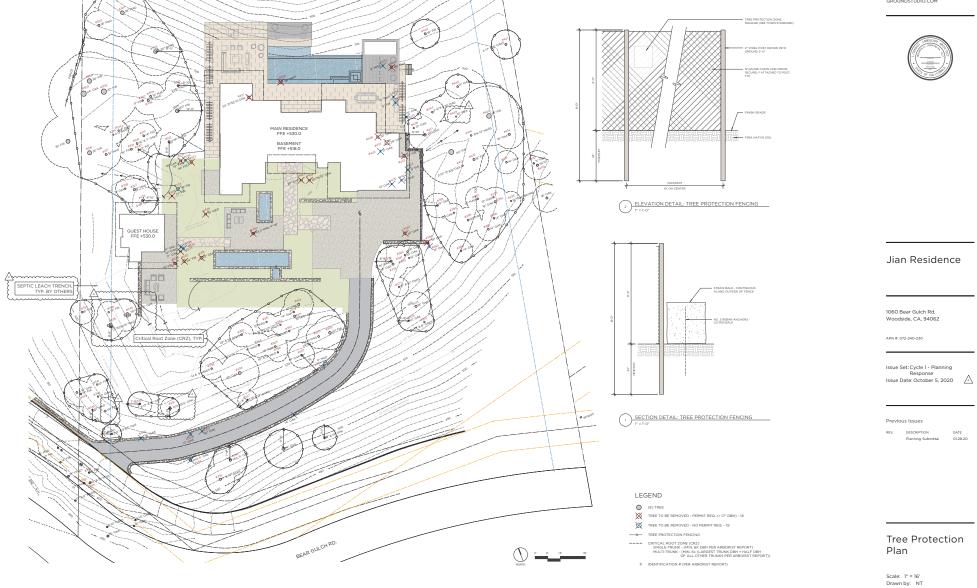






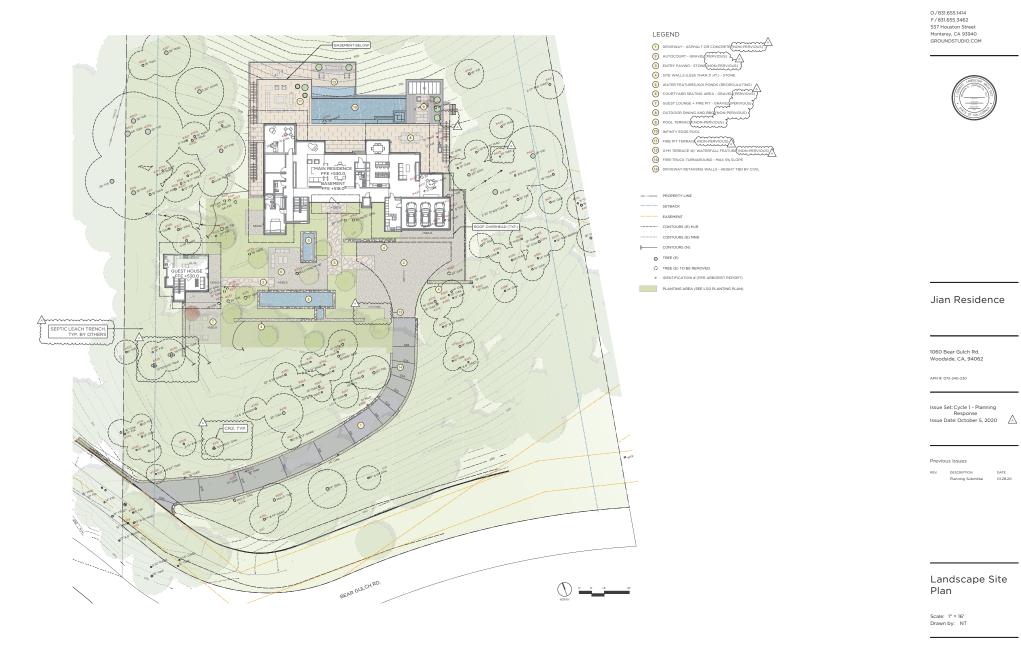
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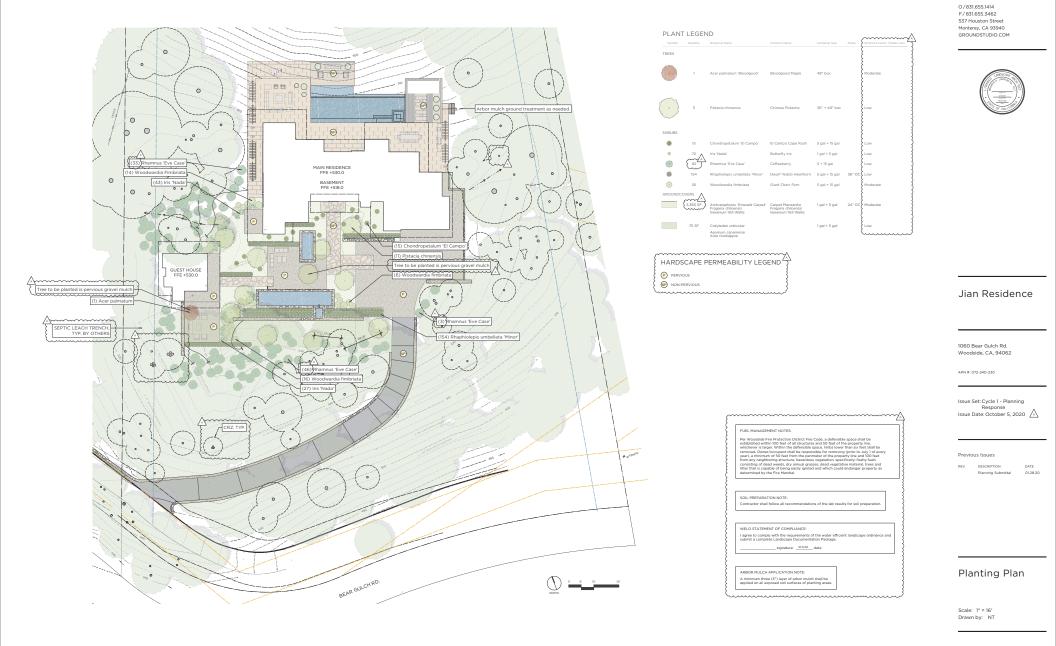
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L1.0





L3.0

 NOTE TO CONTRACTOR: AL
 APPROVED BY THE CITY OR CO

PROTECT
 INSTALLATION
 INOTS

THESE
 MEANT AS
 ALL PIPING
 MATERIALS

AN IRRIGATION AUDIT AND COMMISSIONING IS REQUIRED ON ALL PROJECTS.
CONTACT 48INC. 259-404-1746 TO HAVE THIRD PARTY APPOINTMENT SET UP.

ALL SPECIFIED FLOW SENS
 PROGRAMMED AS PER MANUEA

INSTALLING CO ALL SELF ADJUSTIN RAIN SENSORS ARE

NO OVER
THAN 10' WID
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 OF THE SPEC

CHECK VALVES ARE R

AN AS BUILT ZONES, VALVE LO LOCATION SHALL PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE COMPLE THE DESIGNER OF THE LANDSCAPE PLANS OR BY THE L CONTRACTOR.

MWELO GENERAL NOTES:

9. CERTIFICATE OF COMPLETION (COC) FORM. CONTACT LOCAL ENFORCING AGENCY FOR APPROVED SUBMITTAL FORMS AN

 IRRIGATION AUDIT REPORT INDICATING SITE IRRIGATION EFFICIENCY,
 IRRIGATION DISTRIBUTION UNIFORMITY, ALL INSTALLED EQUIPMENT COMPLIES WITH APPROVED MWELO GUIDELINES.

5. IRRIGATION MAINTENANCE MANAGEMENT REPORT. 6. IRRIGATION SCHEDULE FOR NEW AND ESTABLISHED PLANT MATERIALS

4. LANDSCAPE MAINTENANCE MANAGEMENT REPORT.

CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELD) 1. PROJECT INFORMATION SHEFT. 2. CERTIFICATIONE FROM LANDSCAPE ARCHITECT FOR INSTALLATION ACCORDING TO THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE. 3. SOIL MANAGEMENT REPORT AND RECEIPTS FOR SOIL IMPROVEMENT PRODUCTS.

UPON COMPLETION OF LANDSCAPE AND IRRIGATION INSTALLATION THE LANDSCAPE CONTRACTOR SHALL SUBMIT THE FOLLOWING AS REQUIRED BY CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. (MWELO)

MWELO NOTES: CERTIFICATION OF COMPLETION REQUIREMENTS

TEMPORARY SHRUB IRRIGATION. SHRUBS OUTSIDE HOMELAND BOUNDARY SHALL HAVE TEMPORARY IRRIGATION INSTALLED. INSTALL ALL IRRIGATION ABOVE GRADE FOR EASY REMOVAL ONCE SHRUBS ARE ESTABLISHED.

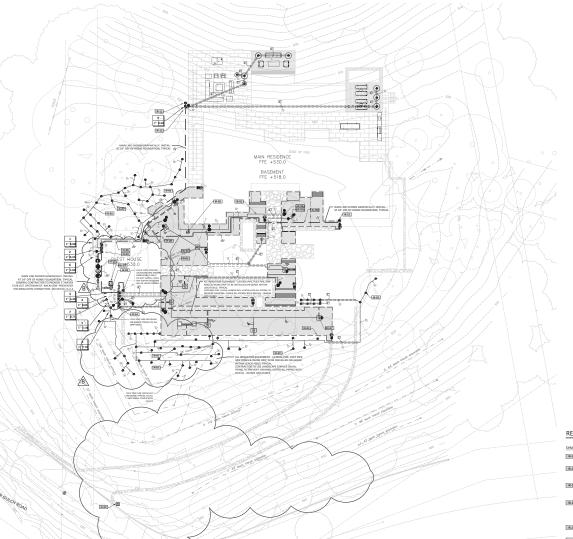
VANIBRAGTION MANIMUM OR LATERALS) WITH IN DRIP LINES OF EXISTING TREES SHALL BE FIELD APPROVED BY CONSULTING ARBORST AND OR LANDSCAPE ACHIETCE FROM TO ANY TRINCIPNE WORK COMMENSES. THAN TESNOL AND OR FOLLOW ALL ARBORSTS/LANDSCAPE ARCHITECTS RECOMMENDATIONS. DO NOT STACK OR STORE ANY MATERIALS, EQUIPMENT OR MACHINERY UNDER DIPLING OF DESTING TREES.

3. SYSTEM MINIMUM OPERATING PRESSURES: 70 PSI (AT P.O.C) IRRIGATING AROUND EXISTING TREES.

C. SYSTEM MAXIMUM OPERATING PESSURES: 80 PSI (AT P.O.C) INSTA PRESSURE REDUCER IF PRESSURES EXCEED EQUIPMENT MANUFACTU SUGGESTED MAXIMUM OPERATING PRESSURES.

UNIT OF CONNECTION (P.O.C.).
UNIT OF CONNECTION (P.O.C.).
LONNECT INSTANTOM MAINUME TO MAIN WATER SUPPLY (SEE CIVIL OR ABONITECTURAL DRAWINGS FOR LOCATION). LANDSCAPE CONTRACTOR TO VERTY LOCATION, SEE, FLOW AND PRESURES AVAILABLE AND TO NOTHI-LANDSCAPE ARCHITECT OF ANY INCESSARY CHANGES NEEDED TO BE MAD SO THAT THE IRRIGATION SYSTEM PERFORMS TO AN IRRIGATION EFFCIEN OF A MINIMUM OF 81 PERCENT.

IRRIGATION NOTES: POINT OF CONNECTION (P.O.C).



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REFERI	ENCE NOTES SCHEDULE	Issue	set:Planning Sub	mittal
SYMBOL	IRRIGATION	Issue	date:September 1	5, 2020
IR-01	LATERAL LINES- ALL LATERALS ARE SIZED 3/4" UNLESS OTHERWISE NOTED.			
R-02	CONTROLLER LOCATION - CONTRACTOR TO CONFIRM LOCATION WITH OWNER OR GENERAL CONTRACTOR. INSTALL ON EXTERIOR WALL FOR FULL MAINTENANCE ACCESS.			
IR-03	SCHEMATIC VALVE BOX LOCATION- INSTALL ALL VALVE BOXES IN PLANTER AREAS AND SET BACK 2. FEET FROM ANY PATHS, ROADS OR OTHER HARDSCAPE AREAS.	Revisi	ons:	
R-04	POINT OF CONNECTION- CONTRACTOR TO CONFIRM POC LOCATION, STATIC PRESSURE AND FLOWS THAT ARE AVAILABLE. IF LOCATION IS DIFFERENT INCLATE ON AS BUILT PLANS. IF METER SIZE IS DIFFERENT OR STATIC PRESSURE AVAILABLE IS UNDER 70 PSI NOTIFY LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH IRRIGATION INSTALLATION.	REV. A B	DESCRIPTION Plan Check Comments Plan Check Comments	DATE 9/15/20 02/05/21
IR-05	WEATHER BASED SENSOR LOCATION- INSTALL WEATHER SENSOR ON THE FASCIA OF THE BUILDING WITH NO OVERHANG OBSTRUCTIONS.			
106	INLINE DRIP SUPPLY AND EXHAUST HEADERS- CONTRACTOR MUST INSTALL PVC SUPPLY AND EXHAUST HEADERS ON ALL DRIP SYSTEMS PER DETAIS ON THE IRRIGATION DETAIL SHEETS), ALL SUBBURFACE DRIP MUST TERMINATE IN A PVC EXHAUST HEADER. PLANS ONLY SHOW SUPPLY TAP-IN LOCATION.			
R-07	TREE & SHRUB DRIP RINGS- FOR PROPOSED TREES & SHRUBS			
8-08	MAIN LINE- INSTALL MAIN LINE IN PLANTER AREAS WITHIN THE SITES PROPERTY BOUNDARIES AND SET BACK 2 FEET FROM ANY PATHS, ROADS OR OTHER HARDSCAPE AREAS. THE PROPOSED MAIN LINE LOCATION(5) IS DIAGRAMMATIC.			
R-09	MAIN LINE AIR/VACUUM RELIEF VALVE- NETAFIIM ESARIB1-150 / 1° COMBINATION AIR VENT. MALE PIPE THREAD. COMTINUOUS ACTING, MAXIMUM DEPEATING PRESSUE 150 PSI. PERFORMS BOTH FUNCTIONS AS AN AIR/VACUUM RELIEF VENT AND AUTOMATIC AIR RELEASE VENT.	0.4	erall	
R-10	FLOW SENSOR & MASTER VALVE - INSTALLING CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND PROGRAMMING FLOW SENSOR AND MASTER VALLVE AT THE IRRIGATION CONTROLLER. CONTACT MANUFACTURER FOR ASSISTANCE WITH SET UP.	0.11	gation Plar	١
R-11	HOSE BIB - INSTALL IN VALVE BOX BELOW GRADE			
R-12	VALVE FOR POTTERY- GENERAL CONTRACTOR TO COORDINATE WITH OWNER IF THE USE OF AUTOMATIC IRRIGATION IS WANTED FOR ALL POTTERY. IF HAND-WATERING IS THE OPTION THEN VOID VALVE #9.		1/16" = 1'-0" by:4Blnc.	



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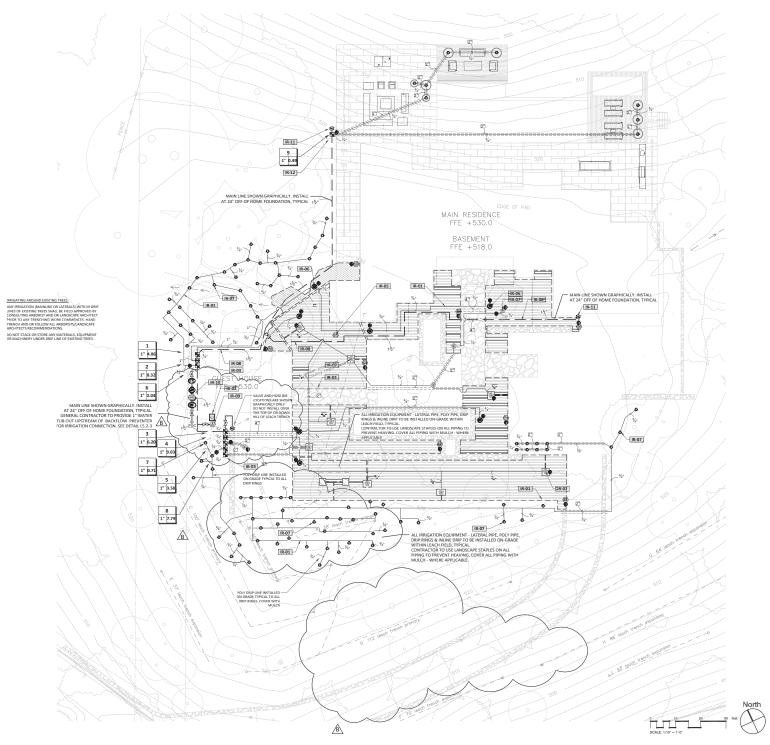
ning Submittal

Rf: Andetw Bold

SCALE: 1/16" - 1'-0"

Know what's below. Call before you







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Jian Residence

1060 Bear Gulch Rd. Woodside, CA, 94062

APN: 072-240-230

Issue set:Planning Submittal

Issue date:September 15, 2020

Revisions: rev. description

REV. DESCRIPTION DATE A Plan Check Comments 9/15/20 B Plan Check Comments 02/05/21

Irrigation Plan

Scale:1/10" = 1'-0" Drawn by:4Blnc.



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537 Houston Street Monterey, CA 93940

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IRRIGATION SCHEDULE

SYMBOL

- MANUFACTURER/MODEL/DESCRIPTION TORO DZK-700-1-LF LOW FLOW DMP CONTROL VALVE KIT. WITH 1" BALL VALVE, 1"IRRITROL 700 ULTRAFLOW INLINE VALVE, TORO Y-FILTER, AND LOW-FLOW PRESSURE REGULATOR AND FITTINGS. 0.25GPM-8GPM.
- 0 PIPE TRANSITION POINT PVC-PLOY PIPE TRANSITION POINT.
- Ð TORO T-FCH-H-FIPT FLUSH VALVE FLUSH VALVE, PLUMBED TO FLUSH MANIFOLD AT LOW POINT. INSTALL IN 6" VALVE BOX WITH LOCKING LID. .
- TORO T-YD-S00-34 1/2" AIR VENT- MIPT AIR RELEASE AND VACUUM RELIEF ۲
- RAIN BIRD OPERIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6° FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 16° OF 1/4° DISTRIBUTION TUBING WTH CONNECTION FITTING PRE-INSTALLE. INSTALL MINIMUM TWO PER DRIP ZONE, PLACE NEXT TO FLUSH VALVE.
- 0 SHRUB DRIP RING 0.53 GPH SHRUB DRIP RING TORO RGP-212 / 0.53 GPH
- * TREE DRIP RING 1.0 GPH TREE DRIP RING TORD RGP-212 / 1.0 GPH. INSTALL PER DETAIL 3 RINGS = 42.5 GPH, 4 RINGS = 69.5 GPH. INSTALL (2) ROOTWELL 318-C EVENLY AROUND THE ROOT BALL OF EVERY PROPOSED TREE
- _____ AREA TO RECEIVE DRIPLINE AREA TO RECEIVE DRIPUNE TORO RGP-218 SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPUNE WITH ROOTGUARD TECHNOLOGY. 0.53 GPH EMITTERS AT 18° 0.C. DRIPUNE LATERALS SPACED AT 18° APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN.
- SYMBOL MANUFACTURER/MODEL/DESCRIPTION 8
 - BUCKNER-SUPERIOR HB1F 3/4" X 1/2" FEMALE NPT RED BRASS HOSE BIBB. INSTALL BELOW GRADE WITHIN A 1416 VALVE BOX. TYPICAL 函
 - NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE 1/4" 3"
 - € BUCKNER-SUPERIOR 3300 1-1/2" BUCKNENSUPERIOR 3300-11/2" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTERME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1-1/2", 2", 2-1/2" AND 3". (A)
 - NETATIN 65ABIB1-150 1° COMBINATION AIR VENT. MALE PIPE THREAD. CONTINUOUS ACTING, MAXIMUM OPERATING PRESSURE 15C ONTINUOUS ACTING, MAXIMUM OPERATING PRESSURE 15C 051, PERFORME BOTH FUNCTIONS AS AN AIR/VACUUM RELIE VENT AND AUTOMATIC AIR RELEASE VENT. SEE REF NOTE 18-09

- SYMBOL MANUFACTURER/MODEL/DESCRIPTION
 - G FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER
 - С HUNTER AZC-1800-SS 18-STATION CONTROLLER WITH ONE (1) A2M-600 MODULE IN AN OUTDOOR STAINLESS STEEL WALL MOUNT ENCLOSURE. 63
 - HUNTER WSS WRELESS 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. ഭാ
 - CREATIVE SENSOR TECHNOLOGY FSI-TID-001 1° (25MM) PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND UTRA-UGSTHYWEGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT, 2 WIRE DIGITAL OLTPUT COMPATIBLE WALL IRRIGATION CONTROLLERS, FLOW RANGE: 26-52 GPM.
 - (m) 3/4" SUB WATER METER RAINBIRD MODEL #FM075B OR EQUAL - 3.2 PSI LOSS AT 10
 - м WATER METER 1" IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 INSTALL ALL LATERAL LINES TO A DEPTH OF 12" BELOW FINISH GRADE. BACKFILL WITH CLEAN FILL, NO ROCKS OVER 1/2" IN SIZE.
- IRRIGATION MAINLINE: PVC SCHEDULE 40
 INSTALL ALL MAINLINE TO A DEPTH OF 18" UNLESS
 OTHERWISE NOTED. BACKFILL WITH CLEAN FILL, NO ROCKS
 OVER 1/2" IN SZE. NOTE ALL MAINLINE LOCATION ON
 AS-BUILT PLANS. ____
- IPP SLEVE: IVX SCHEDULE 40 INSTALL SLEVE 12" SAST EDGE OF HARDSCAPE TO A DEPTH OF 24" TO M NATURE ARX 15" FOR UN LTRAAL UNES ALL OTHER SLEVING INSTALL TO A DEPTH OF 12". UNA Glass

2 2' 2 Valve Numbe Value Flow

CRITICAL ANALYSIS Generated: 2020-09-15 11:06 P.O.C. NUMBER: 01 Water Source Inform FLOW AVAILABLE Water Meter Size: Flow Available: 1" 37.50 gpm PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: 70.00 psi 0.00 ft 20.00 ft 70.00 psi Length of Service Line: Pressure Available: DESIGN ANALYSIS Maximum Station Flow: Flow Available at POC: Residual Flow Available: 9.03 gpm 37.50 gpm 28.47 gpm Residual Flow Available: Critical Station Design Pressure: Pratton Loss: Pratton Loss: Pressure Reg. at Critical Station: Loss for Priture: Loss for Alain Line: Loss for Priture Valve Elevation: Loss for Priture Valve Elevation: Loss for Priture Meter: Critical Station Pressure at PDC: Pressure Available: 8 30.00 psi 1.67 psi 0.17 psi 11.26 psi 3.00 psi 46.10 psi 0.03 psi 0.03 psi 0.34 psi 11.26 psi 10.94 psi 0.45 psi 0.48 psi 69.60 psi Pressure Available: Residual Pressure Available: 70.00 psi 0.40 psi REFERENCE NOTES SCHEDULE IRRIGATION DESCRIPTION SYMBOL IR-01 LATERAL LINES- ALL LATERALS ARE SIZED 3/4" UNLESS OTHERWISE NOTED. IR-02 CONTROLLER LOCATION- CONTRACTOR TO CONFIRM LOCATION WITH OWNER OR GENERAL CONTRACTOR. INSTALL ON EXTERIOR WALL FOR FULL MAINTENANCE ACCESS. IR-03 SCHEMATIC VALVE BOX LOCATION- INSTALL ALL VALVE BOXES IN PLANTER AREAS AND SET BACK 2 FEET FROM ANY PATHS, ROADS OR OTHER HARDSCAPE AREAS.

A



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APN: 072-240-230

Revisions:

MAIN LINE- INSTALL MAIN LINE IN PLANTER AREAS WITHIN THE SITES PROPERTY BOUNDABLES AND SET BACK 2 FEET FROM ANY PATHS, ROADS OR OTHER HARDSCAFE AREAS. THE PROPOSED MAIN LINE LOCATION(S) IS DIAGRAMMATIC. MAIN LINE AR/VACUUM RELIEF VALVE- NETAFIM 65ARIB3-150 / 1° COMBINATION AIR VENT. MALE PIPE THREAD. COMTINUOUS ACTING, MAXIMUM OPERATING PRESURE 130 PSI. PERFORMS BOTH FUNCTIONS AS AN AIR/VACUUM RELIEF VENT AND AUTOMATIC AIR RELEASE VENT. Issue set:Planning Submittal

FLOW SENSOR & MASTER VALVE - INSTALLING CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND PROGRAMMING FLOW SENSOR AND MASTER VALULE AT THE IRRIGATION CONTROLLER. CONTACT MANUFACTURER FOR ASSISTANCE WITH SET UP. Issue date:September 15, 2020

HOSE BIB - INSTALL IN VALVE BOX BELOW GRADE

POINT OF CONNECTION- CONTRACTOR TO CONFIRM POC LOCATION, STATLE PRESSURE AND FLOWS THAT ARE AVAILABLE. IF LOCATION IS DIFFERENT INDICATE ON A SEMILIT PLANS. IF ANY THE STATE IS DIFFERENT OR STATLE PRESSURE AVAILABLE IS UNDER 70 PSI NOTIFY LANDSCAPE ARCHITECT PRIMIT TO PROCEEDING WITH IRRIGATION INSTALLATION.

WEATHER BASED SENSOR LOCATION- INSTALL WEATHER SENSOR ON THE FASCIA OF THE BUILDING WITH NO OVERHANG OBSTRUCTIONS.

INLINE DRIP SUPPLY AND EXHAUST HEADERS- CONTRACTOR MUST INSTALL PVC SUPPLY AND EXHAUST HEADERS ON ALL DRIP SYSTEMS PER DETALS ON THE IRRIGATION DETAIL SHEFTS). ALL SUBSURFACE DRIP MUST TERMINATE IN A PVC EXHAUST HEADER. PLANS ONLY SHOW SUPPLY TAPIN IDCAITON.

TREE & SHRUB DRIP RINGS- FOR PROPOSED TREES & SHRUBS

IR-04

IR-05

IR-06

IR-07

IR-08

IR-09

IR-10

IR-11

IR-12

VALVE FOR POTTERY- GENERAL CONTRACTOR TO COORDINATE WITH OWNER IF THE USE OF AUTOMATIC IRRIGATION IS WANTED FOR ALL POTTERY, IF HAND-WATERING IS THE OPTION THEN VOID VALVE #9.

DESCRIPTION REV. DATE Plan Check Comments 9/15/20

Irrigation Legend

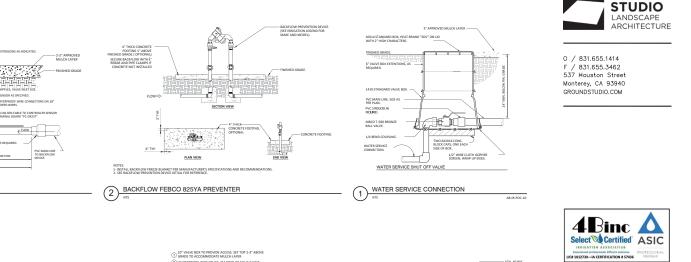
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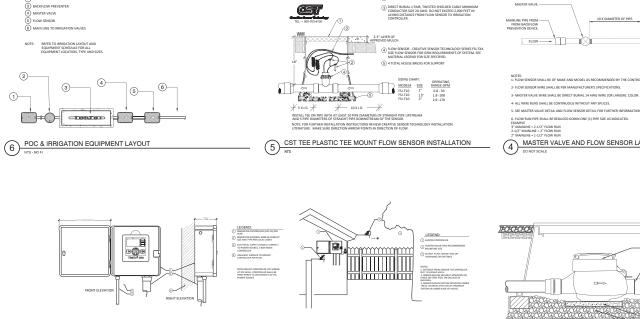
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Monterey, CA 93940 1419 STAND Ð GROUNDSTUDIO.COM H. LOW SENSOR AS SPECIFIED. PVC MAIN LINE, SIZE AS PER PLAN. WATERPROOF WIRE CONNE PVC SREDUCER, 46 REQUIRED. SECTION VIEW M EV-CAB-SEN CABLE NIBCO T-580 BRONZ BALL VALVE. HEDO 18k3 1/4 BEND WATER SERVICE CONNECTION AT BOTTOM OF EACH BOX: 1/2" WIRE CLOTH GOPH SCREEN, WRAP UP SIDES, OVER 6X2X16 CONC. BLOC 1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP SIDES. PLAN VIEW WATER SERVICE SHUT OFF VALVE NOTES: 1 INSTALL BACKFLOW FREEZE BLANKET PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS 2 - SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE. 3 MASTER VALVE/FLOW SENSOR ASSEMBLY BACKFLOW FEBCO 825YA PREVENTER WATER SERVICE CONNECTION AB-IR-POC-10 **4**Binc WATER METER. REFER TO CIVIL AND/OR IRRIGATION PLANS FOR SIZE & LOCATION 10" VALVE BOX TO PROVIDE ACCESS. SET TOP 2-3" ABOVE Experienced professionals. Efficient solutions. ICII 1012730—IA CERTIFICATION # 57436 (2) WATERPROOF WIRE SPLICE, 3M DBYR OR EQUIVALENT. SCH. 40 PVC REDUCER. MASTER VAL OIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE MINIMU CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRPLATION SCH. 40 PVC (CS II Jian Residence MAINLINE PIPE FROM FROM BACKFLOW PREVENTION DEVICE ANNLINE PIPE TO 2-3" LAYER OF APPROVED MULCH FLOW -----TXI FLOW SENSOR - CREATIVE SENSOR TECHNOLOGY SERIES FSI-TXX SIZE FLOW SENSOR FOR GPM REQUIREMENTS OF SYSTEM. SEE MATERIAL LEGEND FOR SIZE SPECIFIED. h FLOW RUN (5) 4 TOTAL HOUSE BRICKS FOR SUPPORT LOW SENSO NOTES: 1- FLOW SENSOR SHALL BE OF MAKE AND MODEL AS RECOMMENDED BY THE CONTROLLER MANUFACTURER 1060 Bear Gulch Rd. 4 OPERATING RANGE-GPM 0.8 - 50 1.8 -108 2.8 -170 MODEL# SIZE FSI-T10 1* FSI-T10 1}* FSI-T10 2* 6 3 \square M 2- FLOW SENSOR WIRE SHALL BE PER MANUFACTURER'S SPECIFICATIONS. Woodside, CA, 94062 (5)-(Firmersel) 3- MASTER VALVE WIRE SHALL BE DIRECT BURIAL 14 AWG WIRE (OR LARGER). COLOR: BLACK. 4- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. ¥ 5 X I.D. ¥ 10 X LD. 5- SEE MASTER VALVE DETAIL AND FLOW SENSOR DETAIL FOR FURTHER INFORMATION APN: 072-240-230 INSTALL TEE ON PIPE WITH AT LEAST 10 PIPE DIAMETERS OF STRAIGHT PIPE UPSTREAM AND 5 PIPE DIAMETERS OF STRAIGHT PIPE DOWNSTREAM OF THE SENSOR. H_= 6- FLOW RUM PIPE SHALL BE REDUCED DOWN ONE (1) PIPE SIZE AS INDICATED. EXAMPLE 3* MARILINE - 2 - FLOW RUN 2-1/2* MANILINE - 2* FLOW RUN 2* MARILINE - 1/2* FLOW RUN NOTE: FOR FURTHER INSTALLATION INSTRUCTIONS REVIEW CREATIVE SENSOR TECHNO LITERATURE. MAKE SURE DIRECTION ARROW POINTS IN DIRECTION OF FLOW. 5 CST TEE PLASTIC TEE MOUNT FLOW SENSOR INSTALLATION MASTER VALVE AND FLOW SENSOR LAYOUT Issue set:Planning Submittal Issue date:September 15, 2020



(7) LANDSCAPE WATER METER



LEGEND

1

2 GATE VALE

8 HUNTER ACC2 CONTROLLER WITH SOLAR SYNC

MASTER CONTROL VALVE AS SPECIFIED.

WATERPROOF WIRE CONNECTORS, ON 30 LOOPED WIRES

SCH 80 NIPPLES, VALVE INLET SIZE.

Irrigation Details

GROUND

Scale:NTS Drawn by:4Blnc.

Revisions: REV.

419 VALVE BO

WATER METER

1" SCH 80 FIPT

CONCRETE PAVER

Cal

1/2" CRUSHED GRAVEL

* PVC PIPE

- UNION NUT

DESCRIPTION

Plan Check Comments

DATE

9/15/20





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Revisi	ons:	
REV.	DESCRIPTION	DATE
A	Plan Check Comments	9/15/20



Scale:NTS Drawn by:4Blnc.

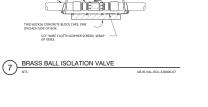




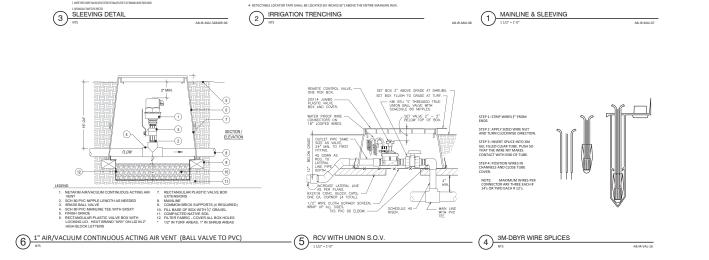








SET BOX FLUSH TO GRADE.



STANDARD RECTANGULAR VALVE BOX 18" X 12" X 12"

IDENTIFICATION GUIDE

Match top dress Match top dress

Match to Match to Match to Match to Match to Match to

Master valve Flow sensor Hydrometer Ball valve 3° or less Ball valve 4° or more Gate valve Air release valve Quick coupier valve Remote control valve Moisture sensor

DIRECT BURIAL LOW VOLTAGE

1

UMBO RECTANGU VALVE BOX (22" X 16" X 12"

FS HM BV BV GV ARV QCV RCV MS GR S8 A A A A A A A

8 RESIDENTIAL VALVE BOX LAYOUT

PW PW PW PW PW PW PW PW PW PW

NOTES: 1- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE

2- DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED. 3- 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.

4- DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6*) ABOVE THE ENTIRE MAINLINE RUI

24" MIN.

ETECTABLE LOCATOR TAPE PRESSURIZED LINE (MAINLINE). BACKFILL WITH 6" OF #2 SAND.

II 4 ORCULAR VALVE BOX (6" D)

EXAMPLE POTABLE WATER SYSTEM ON CONTROLLER 'A', REMOTE CONTROL VALVE STATION # 3. (ALL NON POTABLE SHALL BE PURPLE) NOTES:

LOCK ALL VALVE BOXES WITH BOLT PROVIDED
 L-VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING O BRASS NUMBER TAG
 LOCATE VALVE ASSEMBLIES IN PLANTING OR TURE ABEA.
 L-VALVE LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

REPRESENTATIVE PRIOR TO INSTALLATION. 5. VALVE BOOKS SHALL BE CONTROL ADONY VALVE ASSEMBLIES TO FACILITATE ACCESS AND MAINTENANCE. 6. VALVE BOOKS SHALL BE FLUST WITT VIBE TO 8.3 °A BOVE GRADE FOOM MULICH INSTALLATION. 7. VALVE BOOKS SHALL BE SET PRAFILE! TO EACH OTHER AND PERPENDICULAR TO THE EDGE OF PAVEMENT. 8. SEC OTHER REMGRATION DETAILS FOR HITTERE INFORMATION.

AB-IR-VAL-VALV-10

NATIVE SOIL BACKFILL

BACKFILL WITH 100% COARSE SAND, WATER JET & MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL.

10"X15" RECTANGULAR BOX WITH 6" EXTENSION.

ISOLATION BALL VALVE AS SPECIFIED, SAME SIZE AS MAIN LINE.

SCHEDULE 80 THREADED NIPPLE AS REQUIRED.

PVC MAIN LI

4" MIN. BEDDING

PVC SLEEVE. 2X SIZE OF PIPE PVC MAIN LINE

4" MIN. CLEARANCE

1. INSIGATION TO BE CONVENENT ALL DEAN 2. CONVERSION EXPLOSION ALL DEAN 3. ALL DATE TO BE STUDIED TO BE LOB STOPPE 4. ALL DATE TO BE STUDIET FOR UNCERT 5. WHERE THERE IS NOTE THAN UNCERTED ATOMIC 5. WHERE THERE IS NOTE THAN UNCERTED ATOMIC

VALVE BOX W

(9)

A

HOSE BIB IN VALVE BOX DETAIL



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PLANTING HOLE TO B DICAVATED 2 X SIZE O BOOTRA

RANT DALETS AND THE ANTINE DALE AND THE ANTINE DALE AND THE ANTINE DALE AND THE ANTINE DALE AND THE ANTICIDANE DALE ANTICIDADE ANTICID

3- ALL FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TO PREVENT CONCRETE FROM ADHERING TO PIPE. FITTINGS OR BOLT

NOTES: SUE MINUTERICALISMY. 1- SIZE THRUST BLOCKS SHALL BE SPECIFIED AS SHOW IN THE TABLE ABOVE 2- CONTROL WIRES SHALL NOT BE ENCASED IN CONCRETE.

4- JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS. 5- THRUST BLOCKS SHALL BE A MINIMUM OF 6" THICK.

6- ONE 80 LBS. SACK OF CONCRETE SHALL COVER. 6 FT.³ THRUST BLOCK (2) NTB 2-1/3 3* 4* 8*

 1.38 FEET 7
 2.10 FEET 7
 1.14 FEET 7

 2.43 FEET 7
 3.45 FEET 7
 1.47 FEET 7

 2.43 FEET 7
 3.45 FEET 7
 1.87 FEET 7

 5.25 FEET 7
 7.41 FEET 7
 4.02 FEET 7

 0.08 FEET 7
 1.233 FEET 7
 0.268 FEET 7

 14.30 FEET 7
 21.07 FEET 7
 1.144 FEET 7

RIEPRO SEC SEE ROO LAYOUT FOR QUANTIT IN ACEMENT 2 X RWPRD-18C AT DISTANCE NOTED FROM TREE TRUNK INSTALL 3" ABOVE SOIL GRADE

NOTES; WHEN INSTALLING FOLLOW ALL ATTACHED INSTALLATION SPECIFICATIONS. FOR SUPPLY OF ROOTWELL CONTACT IMPERIAL SPRINKLER SERVICES 925-667-1280 OR 408-217-7686



Jian Residence

1060 Bear Gulch Rd. Woodside, CA, 94062

APN: 072-240-230

Issue set:Planning Submittal

Issue date:September 15, 2020

Revisions:

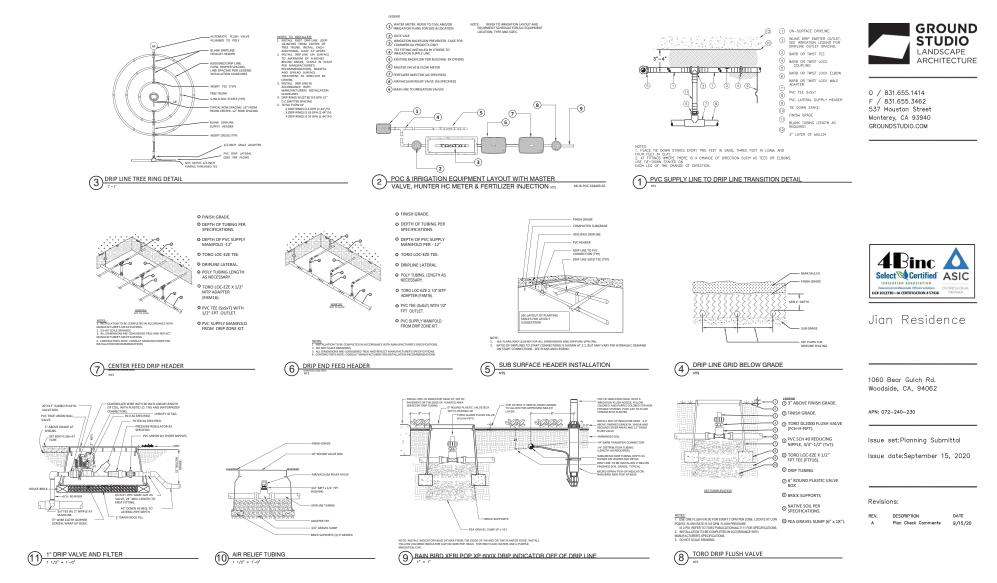
REV. DESCRIPTION DATE A Plan Check Comments 9/15/20

Irrigation Details

Scale:NTS Drawn by:4Blnc.



L4.5



Irrigation Details

ScalenTS Drawn by:4Binc.



L4.6





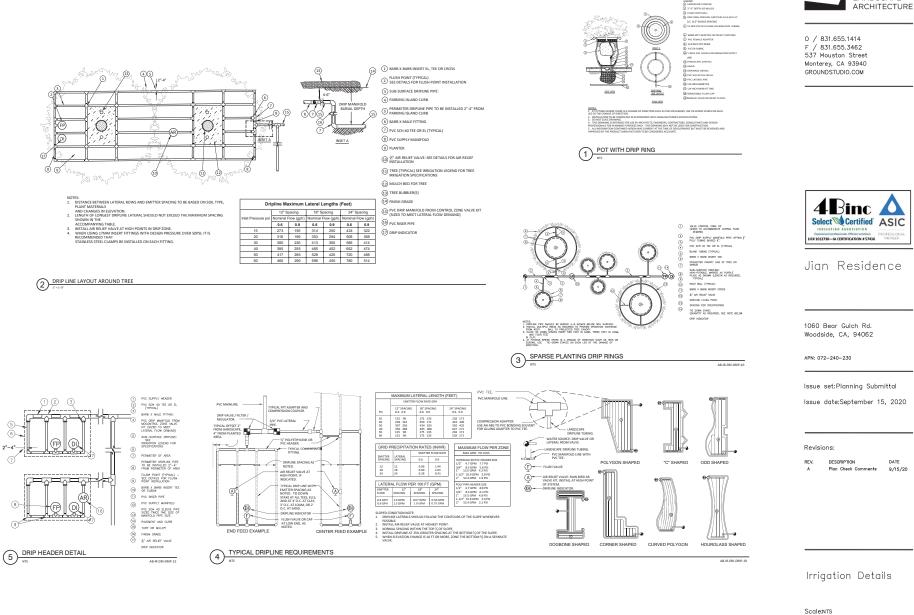
Drawn by:4Blnc.







GROUND STUDIO LANDSCAPE



2"-4

(8)

(9)



0 / 831.655.1414 F / 831.655.3462 537 Houston Street Monterey, CA 93940 GROUNDSTUDIO.COM

C. The seat ring and all internal polymers shall be NSF Listed Nord and D. Bacidow Preventer shall be as indicated on the drawings.

PRESSURE REGULATOR A Pressure regulator shall certified to NGE/MMI 372, consisting of low shall not require the use of ferrous screen.

The main value body shall be card boroze (ASTM 8 584).
 The access covers shall be brane (ASTM 8 584 or fitnese ASTM 9 10.
 The assembly shall be of the balanced pistor design and shall reduce

Oranian robust that be an indicated on the plane.
 Wys strainer shall be an indicated on the plane.
 28 BACKPLOW/PREVENTING CAGE & FROST BLANKET
 H. A hany-day the mesh cage with cure pool finish. The caging shall be an Preventer unit, and all associated equipment.

Preview root of a cost association of the second se

 C. All ball values located in a value manifold shall be the same size as the main values, as required. All ball values in line shall be the same size as the pipe. D. Ball values shall be as indicated on the drawings. OHEOK VALVES A Sering check values 2 inch and smaller shall be 200 bis., W.O. exceed below is specification IMIN-V-64, class a, type is.

R. Anti-drain values shall be of heavy-day wight PVC construction with female ion pipe Anti-drain values shall be field adjustable against draw out from 5 to 43 feet of head.

spename. B: Valves shall be actuated by a normally closed low-wattage sciencid using 34 with, 5050 cycle sciencid powe union shall be installed on the discharge end.

A Controller and he housed is a study, locking, watter, yealmont care, fundered for matimum sensitiry provided 8. Controller and to equipped with experiod proceedings of the same of the studied arguments that and how as its more also also added with added of the same of the same proceeding and and 1. If a matterial watter is used in the of an enoper-template temp and added are watter, wetters using a soft of added, and enotyped and provided. C. Australia controller matter and included on the disologe.

an energies. See 34% controlses all rigitation who for the controller, flow sensor, matter value, hydrometer, menos control value controlse manditudant's uportfoliations and reasonmentations. C. Cartor cales wise classed wide. Common wave with the white. 4. If multiple controllers are being utilized, and wine paths of different controlses some seat cherk, both common and co different dataset.

A Valve identification Tage shall be 2.25 inch x 2.65 inch polyurethane. Color: potable water; yells attached to each renote control valve with tamper proof easile as indicated on the drawings.

AGTIN C 164 or coame concrete sand. AGTIN C 33

A topological set of a long of the lo

quence as indicated on drawings

C. Check valves shall be as indicated on the drawings.

Posterina teacter at inclusio or terchange.
 2:15 WYDROACTER
 C. Hydrometer shall be compatible with the inigation on D. Hydrometer shall be as indicated on the drawings.

GUICO COURCE VALVEG
 A Data Couple wines that are sone or two plean, heavy-bill, water,
 Castor cage that the sequence with tracking ind toxes op-mupter and of areas reachadawa.
 Castor cage that water that the an indicated on the densings.
 Castor cage that water that the an indicated on the densings.
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 A static cage that the an indicated on the densings.
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 A static cage that the an indicated on the densings.
 A static cage that the an indicated on the densings.
 Castor cage that the an indicate data that the the area size a law cancer to the data.

QUICK COUPLER VALVES

2.18 AUTOMATIC CONTROLLER

LLER DECODERS D. All decoders shall be per the controller manufacture's specifications E. Decoder model number shall be as shown on the drawings. 220 ELECTRICAL CONTROL WRING A Low schage 1. The electrical control wire shall be do as designed.

Whe connections shall be perf
 High votage
 Shall be of type as required by
 Shall be of proper size to accor
 WALVE BOXES AND MATERIALS

2.34 EQUIPMENT TO BE FURNISHED TO OWNER EQUIPMENT TO BE FURSHALL TO OWNER A. Two () two of large for each atomatic controller. R. Two (2) shi incluses winnerses for operating the gate value C. These (2) shat of special tools required for removing, datas D. Free (2) faits updrefate hands, recreates, shrub adapters, no G. The (2) gold coupler large to match manufacture type of C. The (2) gold coupler large to match manufacture type of

2.25 INCIDENTAL MATERIALS AND GOUPMENT A. Furnish all naterials and equipment not sp

A Funition all instantiation de equipment not operative
 A 3-in else allocation Table
 A 3-in else allocation Table
 A 3-in else allocation describble locator tope.
 A 3-in else allocation de allocation describble locator tope.
 A Sand shall constant of manufactured og
 puppose.
 B. Sand shall be manony and ASTMIC 164 or co

tody shall be low lead bronze (ATM 8 564) esc sovers shall be yellow brass or cast bronze (ASTM 8 1% or ASTM 8 564) sovers shall be 200 series stables sover available in 20, 40, 40, 40, 60, or 100 med

E. Pressure regulator shall be as indicated on the drawings. WHS STRANSIR A Strainer shall confurm to ML G-16290, and be ANSI: bit p

A Stainer a content R. The main

ALL VALUES

Pipe Joint Compound (Pipe dope compound designed to seal threat assembly with lower toraue, security)



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Irrigation Notes

Scale:NTS Drawn by:4Blnc.



L4.8

SC/T004 10 8400 690470 Pm	
BRGATON PART 1 GENERAL	A. All materials and equipment and be atoms properly and promote at an equived by the Contractor. The Contractor shall be writely required by the standard of the standard
1.1 SUBMINY A inguino system required for this work includes but is not imited to the formibing of all labor; tools, materials, appliances, tests, permits, tases, etc., necessary for the installation of a landscape inguinos system as themin specified and indues no the diselings, and the renormal of all debies from the also.	a. Dense the posture to the got site in their original unspeed container with soles install and regide at time of use. C. Store is accordance with the manufacturer' incommendations.
for the installation of a landscape integration system as tensin specified and shown on the disealings, and the removal of all obtains thom the obta- 1. Locame, partners and enter and integral piping, conduit, devises, 120 volt and low unstage existicial and water connections, sub-integrations, backbox preventer devices, controllers, cain externo, uncare and babler media, this integration files, and extended concernision for all incontinuous integrations externo.	1.0 PROTECTION
2. Trenching and water setting of backfill material.	A. The constance shall continuously maintain adequate protection of all their work from damage, desmostion, or loss, and shall ported the conset/poperty from damage antieting in consection with this contract, Contractor shall adequate you will compare desmostion, but or injury. Contractor shall adequately protect adjuster poperty as provided by the work the contract or constant.
2. Teeling and ettertup of the intradion system. 4. Program an as built record and of drawings.	Equiport papely a provide type week the start and antimizer. In the close start part papel week to a start part papel week to a start papel week to a start papel to any papel week to a start papel to any papel week to an antipapel to any papel week to a start papel week to a start papel to any papel week to a start papel week
 Training of the Quere's maintenance personnel in the operational requirements of the intigation system. Create up and depose of all eccess and surgas mamma. 	C. All existing paving, structures, equipment or plant material shall be protected at all times, including the inigation system existed to gaters, from damage by workers and equipment. The Contractor shall bilow all protection requirements including plant protection provision of the general contract documents. All
7 Maintenance of the introduce system divisor the screenibed maintenance region	damages shall be repaired or replaced at the Contractor's expense. Repairs and or replacement shall be to the satisfaction of the Owner's Representative, including the satection of a Contractor to undertains the repair or maintenance. Repairs shall be at no cost to the owner.
 The system shall efficiently and evenipringate all areas and be complete in every respect and shall be left-ready for operation to the satisfaction of the Quere's Representative. 	 For these damaged to the point where they will not be separated to survey or which are servicely desguade and that are too targe to separate of damages shall be as determined by the Otent's about using accepted they value evaluation methods.
 Conditions with other trades, as needed to complete work, including but not limited to Water Meter, Point of Connection (POC) and Backflow Preventer Device (#FPO) location and electrical hosispin. 	 The Contractor shall relate from trencing within the drg line of any waiting the to mean. The Owner's Representative may require the Contractor to relocate proposed registers ware, torestness beneam toots or use an upper sectionage to dig tencines through and under the root system to avoid damage to examp the root may relate to the contractor of the section of the root of the root system to avoid damage to examp the root may.
 CONTRACT DOCUMENTS A part construit or sectorations and its central conditions and the downlos. The interf of these documents is to include attration, nutrients, and lenvices 	1.18 EXCHARTING AROUND UTLITIES
A share consist or spectrations are to general substantiations are the drawings, the interf of these documents is to include at table, numerical, and annuals necessary for he proper execution of the work. The documents are to be considered as one. Whatever is called for by any part shall be as being as if called for is all park.	A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground candidons before digging. Do not begin any excavation until all underground utilities have been located and marked.
1.3 RELATED DOCUMENTS AND REFERENCES A. Related Documents: Refer to Landwage Documents or Landwage Architect provided documentation and specifications	Determine location of underground atilities and perform work in a manner that will avoid possible damage. Hand excesses, as required. Maintain stakes and or markines and by others until carbies concerned instally agree to their removal.
References:	In MERCENDINE BITT IS INQUIRED BY AN INCOMENDATION ADULTE UNITIES. THE CONTRACT IS INSPORTED BY KNOWING THE SUBJOY AND AND ADULTE AND ADULTE UNITIES.
American Society of Teeting Materials (KETM); clind section numbers. Advantation Foundation (MEF); rating system.	C. Section 47/46/417 of the government code requires a dig-alert identification number be issued before a "permit to excessed" will be valid. For your dig-alert identification number call underground service alert toll free 1400-422-4133 has working days before beginning construction.
Instation Association: Turf & Landscape Impation Best Management Practices VERFICATION	1.16 POINT OF COMMECTION
	Point of connection option 1 - Irrigation Contractor provided
A Ingeline pairing and states equipance are a two diagonometality. Sound distancians are appearationed by the processing whereas a state of appearation of the states and the states an	A. The point of connection of the intgation system to its electrical power sources shall be provided by the intgation installer. All connections shall be made by a licensed electrical Contractor per gownning codes at the location shown on the drawings.
	B: The point of connection of the intigation system to its potable and or non-potable water acurses, including the main shutoff value and backflow preventer shall be provided by the intigation installer. All connections shall be made by a licensed Contractor per governing codes, at the location shown on the dowings.
15 VENTLY AND REGISTERED	Point of connection option 2 - General Contractor provided A. The notified of connection of the introduce partners in a electrical scenar anomal shall be considering the General Contractor's Executed electrical Contractors are
A. The Contract will all back accept for ill priority initiality to the subset of the work views previously exclude under provised of the contract or general integrations. The Contract were accepted with the Contract method on the set of the exclusion of the contract or general test backwere priority end in the set accepted with the Contract method. The Contract method is the set of the exclusion of the excl	A. The point of connection of the intigation system to its electrical power exorces shall be provided by the General Contractor's isomed electrical Contractor per generating addes at the location these-on the dataviery. The intigation Contractor will connect the power to provided practice to any generating data as each or the dataviery.
Representative is writing including a description of any necessary changes and changes to the contact price resulting from changes in the work. 9. Whenever inferences are made to standards or codes in accordance with which work in to be performed or teach, the editor or mexicon of the standards and codes common or the editor. I deed of this contact and apply, or inter informative expression period.	genering does at the location barries of the desceipt, the regulator contractor we consect the power to proved product hour of proverse generic at the point of concession of the registering series in the potential and receipted are were concern. Cateloge the next execution of the registering series concern and the possibility of the General Constants in Linearia planting Contractor per genering codes at the location shows on the desaings. The minimum size and water presented of the presentation level the stant and on the registerio areasing.
codes current on the effective date of this contract shall apply, unless otherwise expressily set fairs. C. In case of contract among any intervences tancards or codes or between any intervenced standards and toos and the spectrations, the more restrictive	120 TEMPORARY UTUTIOS
Look users of net work was a to consider usingly, sense users whereas you was a constant. C is due to the constant and any window and indexes in a constant and address and the spectrations, the non-instructive transition that again or beam's Representative and determine about shall govern. 18 FORCET. Those for MoSP, MOSOLET MARK DECEMBER, and a constant and a shall be approximately a set of the spectration of t	A. All temporary piping, wining, meters, panels and other related apporterances required between source of supply and point of use shall be provided by the Constructor and coordinated with the Owene's Representative. Existing utilities may be used with the written permission of the same.
 The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to the Contractor's actions. 	121 CUTTING, PATCHING, TRENCHING AND DISGING A. The Contractor that doublicuting thinks therefore or patching of their work that may be required to make its several parts come together as above work, or
17 CHANGES IN THE WORK	A. The Constance shall be all calling, thing, menting or granting of their work that may be required to make its several parts came together as shown open, or implied by, the drawings and specifications for the completed project. Bugging and through operations with the suppresent in a call incidence is above field capacity.
A. The Densits Representative may order changes in the work, and the contract sum being adjusted accordingly All such orders and adjustments plus chains by the Contractor for each compensation must be made and approved in writing below easculing the work involved.	1 19 16C 00 000M00
R. All changes in the work, notifications and Contractor's request for information (RFI) shall conform to the contract general condition requirements. CORRECTION OF WORK	A. The Contractor shall condere that appearance the entrange of materials, and the operations of their workers to letter indicated by the law, ordinances, or pennities and their at commanisative excurates the top materials. B. Contractor parking, and mindicate designment encoges with in laws approved by the Current's Representations.
A. In a Contractor shall in-execute any work that them to control to the requestment of the contract and shall menergy detects due to taxly insteads or workstanding upon within related to the Tax (and them the share the sound tax) and tax (and tax) and tax) are according to tax).	Contractor parking, and material and equipment atorage shall in amous approved by the Owner's Representative. 121 AS BUILT RECORD SET OF DRAVMINGS
weather demade, but not more than H0 (sinely) days after notification. 19 DEFINITIONS	1.22 An AUE INACCION 20 to 10 SHOWMARK A Intradiately upon the installation of any buried pipe or equipment, the Contractor shall indicate on the progress-record davelege the locations of said pipe or explorest." The progress record davelege shall be made available at any time for invise by the Chenrix Representative.
A. Deane's Representative: The person appointed by the Deaner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Denert's Representative may appoint other persons to inview and approve any aspects of the work.	equipment. The progress record drawings shall be made available at any time for review by the Owner's Representative. It: Before final acceptance of work, the Contractor shall provide an as built record set of drawings showing the intgation system work as built. The drawings shall be
 Substantial Completion Acceptance: The date at the end of the Planting Rending Soli, and inigation installation where the Center's Representative accepts that the end in These sectors is contrained accepts that there are not the the the the the the the the the th	 Allow for discovery one of the second real provide as a table second and of assessing the insighter ingeners werk as table. The densing will be assessed as table to be assessed as the assessed as table to be assessed as table to be assessed as the assessed as table to be assessed
andizent of the project. C. Frait-Anappence: The date when the Owner's Representative accepts that the plants and work in this section meet all the requirements of specification. It is itemediate the material and workmannely avantum for Pareting, Pareting Sol, and Intigation work to concurrently.	 All values that be numbered by attacks not consequencing numbers that be include on the as but record and of datalety. All main line pipe or inigation equipment including siteways, values, controllers, inigation wire runs which deviate from the mainline location, baciflow
Intended that the materials and workmanship warranty for Planting Planting Sol, and Intigation work run concurrently. 110 SUSMITTALS	1. A visual kalles understaff palatis not indexidually solutional instatis and and solution in that an allowed of designation. The solution is a solution in the solution is a solution
A. See the contract General Candidons for policy and procedures related to submittale. B. Product data	a 50% maximum internal. 1. As built record set of dowings shall be signed and dated by the Contractor attesting to and certifying the accuracy of the as built record set of dowings. As
ii. House one 1. Submit a minimum of (0) complete lates of all intraction equipment to be used, manufacture's brochuses, maintenance manuals, warrantees and operating instructions, within 15 days after the robote to proceed.	built record set of drawings shall have "As Built Record Set of Drawings", company name, address, phone number and the name of the person who created the drawing and the currant name (Edifferent).
	C. The Owner shall make the original contract drawing files available to the Contractor. 124 CONTROLLER CHARTS:
 The submittels shall be packaged and presented in an organized manner; in the quantity described in Division 1 of the specifications. Provide a table of contents of all submitted barrs. 	A. Provide one controller chart for each automatic controller installed.
2. Casely identify on each standards elevel by underlong or highlighting (on each cape) the specific poduct being autoritate do spoper of adjust to provide the specific poduct being autoritate will invest in a medication for the entry examination and material or possible and autoritate the made concerning theme document without the winth concerned of all accessed acquires by the Ower Adjustment and the made concerning theme document without the winth concerning the accessed acquires and the made concerning theme document without the winth concerning the accessed acquires by the Ower Adjustment and the made concerning the adjustment accesses and the made concerning the adjustment accesses and the adjustment accesses and the adjustment accesses and the made concerning the adjustment accesses and the adjustment accesses and the made concerning the adjustment accesses and the adjustment	 On the inside surface of the cover of each automatic controller, prepare and mount a color-coded chart showing the valves, main line, and systems serviced by that particular controller. All valves shall be numbered to match the operation schedule and the disavings. Citry those areas controlled by that controller mounts. The operation of the service shall be numbered to match the operation schedule and the disavings. Citry those areas controlled by that controller is shall be also been also been also be also been also be also been also be a
 Equipment or materials installed or furnished without prior approval of the Quenet's Representative, may be rejected by the Quenet's Representative and the Control to visit the second action service auction section of the Alexandree Alexandree. 	1. On the sinks which of the sourt of each anomatic controlser, pages and most is color-color duration by the sinks, and equives associated by the placebac controlser. We want the laboration between the laboration of the sinks of the sinks of the sinks of the control placebac and the duration. These areas controls of the control be applied with the sinks of the si
 Approvel of substitution of material and/or products, other than how specified shall not neiver the Contactor from completing with the requirements of the content document and specifications. The Contactor shall be supportable, at their see supports, for all compare that many result from the approved substitutions, which with the standards or approximation done them of their own which and the work of done for Contactor. 	 The controller chart shall be completed and approved prior to acceptance of the work. TESTING
substitutions, which affect the installation or operations other items of their own work and/or the work of other Contractions. C. Sampier, Sampier, Sampier of the equipment may be required at the request of the Contract Representative if the equipment is other than that specified.	1.26 TESTING A. Provide all required system testing with written reports as described in part 3.
D. Other Submittalic Submit for approval	1.28 OPERATION AND MANTENANCE MANARES AND SUMPARTIESS A Program and deliver to the Conner's Representative within ten calendar days plot to completion of construction, two 3-ring hard cover binders containing the fathering information.
1. Documentation of the installer's qualifications. 2. As but record set of dawings.	A requeste de dever to ha devert regresentative when ten calendar cays por to congestion of construction, teo 3-ing hard over brown contening the following information:
 A load structure of assays, Terrog of a broad inspirate presents hereing. Bandous prevention insics conflictoric Cardiolation from the manufacturer or their representative that the back from prevention device tracks that assess matulated controls according to the matulaness maganetisms. 	 Index sheet easing Contractor's address and beloptone number; list of equipment with name and addresses of local manufacturent regresentatives. Catalog and parts sheets on all manufail and equipment.
conscipacization (a the manufactures requirements). 5. Boosen pump antification: Certification from the manufacturer or their representative that the boosen pump has been installed connectly according to the manufacture's requirements.	 Guarantee statement. The stat of the guarantee period shall be the date the inigation system is accepted by the Owner. Complete operating and mainteenance instruction for all major equipment.
nandactive/i septiments. 6. Ingleto-sometie overlation: Cellification from the manufacture or an authorized databator that the Complex has been installed sometry according to the manufacture requirements.	5. Inigation product manufacturers warrantees.
narutacizes regionents.	8. In addition to the above-mentioned maintenance meanable, provide the Centrals maintenance personnel with instructions for maintening major equipment and show evidence in writing to the Central's Representative at the conclusion of the project that this has been rendered. PRET # PRODUCTS
111 OBSERVATION OF THE WORK	2.1 MATERIALS GENERAL
A. The Quenet's Representative may impact the work at any time. They may remove samples of materials for contomity to specifications. Rejected materials shall be immediately removed from the site and replaced at the Comtactor's expense. The cost of testing materials not meeting operficiations shall be paid by the Comtactor.	A. All materials shall be of standard, approved and first grade quality and shall be new and in perfect condition when installed and accepted.
9. The Owner's Representative shall be informed of the progress of the work as the work may be observed at the following key times in the construction process. The Owner's Representative shall be afforded sufficient time to schedule with the elle. Failure of the Owner's Representative to make field observations shall	8. See the parts schedules or the densings for specific component and manufactures. The use of a manufacture's name and notice or costing number is for the purpose of establishing the manufact of quality and configuration deviated only. Other manufactures's equipment may be absorbed for approximation with written approad by the Overan's Rejusteration. Substituted equipment that not substantially the expertise of the system.
8. The dwards Represention shall be informed of programs of the work to the work may be discovered at the fibring by these is the contraction process. The dwards Representative and a be induced understress the stable with the fibring hyperbendles to make field desavedures shall and make the Contaction meeting at the registress of the quecification. Intercolum, queckdorasting and compared quecks 	C. Approval of the standards in the dense only but the productly approved year the regularisation of the terminity and equivalent terministic and the standard of the standards o
2. Hydromatic pressure teamp. 3. Adjustment and sowrage test	not compatible with other parts of the system, the Contractor shall replace said items with the originally specified items, including all necessary work and modifications to replace the items, at no cost to the center.
4. Pre-maintenance observation.	22 RECLAMED WATER SYSTEM DESIGNATION
5. Final acceptance / cystem mathemation corrections. 112 PR6-CONSTRUCTION CONFERENCE	A. When exignifies systems can examined water, all products including wive boose, local and main line pipe, etc. where applicable and/or required by local code shall have the including water purple color designation. 23 PMPAI MINTERA.
A. Schedule a pre-construction meeting with the Chernet's Representative at least seven (7) days before beginning work to review any questions the Contractor may new examples the review procedures during construction and procedures at the seven.	2.3 PPeta IAVTRIAN. A individual types of pipe and fittings supplied are to be of compatible manufacturer unless otherwise approved. Pipe sizes shown are cominal indide clameter unless otherwise noted.
1.13 QUILITY ASSURANCE	8 Destination
A. It is the intention of this appollution to accomplish the work of installing an automatic nigration system, which will operate is an efficient and antiductory manner. The inspires system will be installed and music operational accompling to the worknessing antidated by translations and uproblem inspired operations are not bring by an entit owned behaviogeneric Production (BHO) of the inspired Autodation.	1. Supportable base of biolese, internal mislions, caucia, or any other delects or impediations. The pipe shall be cardinausly and permanently maked with the following observator mandacture's name or their new, size, class and type of pipe pressure rating, quality carrent identifications, date of endulos, and National Sensitive Foundation (NET) on Dir.
9. The specification can only indicate the interval the work to be performed rather than a detailed description of the performance of the work. It shall be the supported by the Contractor to instalt and materials and exponent in such a manner that they shall operate efficiently and evenly and support optimum pairs a performance that they change and the set of the set o	Pressure main line for piping updream of remote control valves and quick coupling valves:
priorith and health. C. The Queners Representative shall be the scielpadge of the true internt of the drawings and specifications and of the quality of all materials furnished in continuum of the contract.	a. Pipe analer that 2 hoft dameter shall be plastic pipe for use with solvert wild or threaded things. Shall be manufactured right virple polyving chloride (PVC) 1220, Tige 1, Grade 2 contorning to ASTM D 1195, designand as Schedule 40.
performance of the contract. ©. The Contractor shall beep one copy of all drawings and specifications on the work eithe, is good order. The Contractor shall make these documents available to the Contract Representation when respected.	 Pipe 2 - 3 lich dammer shall be manufactured rigid wigin polying chloride (PVC), Type 1, Goade 2 contorning to KGTM 0 1585, designated as bell gasiest Class 215.
the Dunne's Regresentative when requested. E. In the event of any discregancies between the drawings and the specification, the final decision as to which shall be followed, shall be made by the Dunne's	guiner Claus 215. c. Pipe larger that 3 chord-senser shall be manufactured rigid wigir polykryl chistele (PVE), Type 1, Graek 2 conterming to AGTM D 1986, designant as bell paster Claus 200 PVC.
Representative.	 Non pressure lateral line for piping downstream of remote control valver plastic pipe for use with solvent well or threaded fittings. Shall be manufactured rigid wings polying! clicicide PUC 1929 (type 1, grade 2) conforming to ASTM of TVHS, designated as Class 200; 34 minimum size.
5. In the wort the institution is contradicity to the direction of the Content Programmentation, the investition of all the sectility of programmentation and the sectility of the Contents or the to additional content to the Ower Programmentation. 6. It will be distributed intervention of the Owers Programmentation.	wage populying closules MCC 1222 (type 1) galast 2) controlling to Assist a 11mm, exergitated at Class 200, 24 minimum late. C. Galancined pipe rules that be used for above ground convections to, backlose powerflor device assentiales, hose block, and boorker pumps and as shown on the pieces and details.
 It is a detailed and a second production of the Contract of the product of the second of the product of the second of the product of the second of the second	1. Pipe shall be hot dig gehanized cardinazow welded, seamless, Schedule Hill cardoming to applicable current AGTM standards. 24. FITTINGS AND COMMICTIONS:
a Instalar Field Supervisor: The Instalar shall maintain on site an experienced full-time supervisor who can communicate in English with the Dener's Decrementation	
 Submit the installer's qualifications for approval. 	A Popoly circuit point fings are connections: Type 1. Cannot 1. Schedule 41, byb insper module titroge, resortances from algo composition as any explorate term poing particle schedule for the principation and the trader trader state schedule to trader to schedule schedule termination and the trader to schedule and the principation and any advect state and the principation and any advect state and the principation and any advect state schedule and the schedule schedule schedule schedule and the principation and advect state schedule and the principation and advect state schedule and the schedule sche
1.51 RREGATION SYSTEM WARRANTY: A the Contractor shall manamee all womanising and national for a period of types (plotneing the acceptance of the work.	8. Brass pipe Stings, unions and connections: standard 125 pound class 85% red brass Stings and connections, IPS threaded.
6. Any parts of the inguistion seek that balk or is deficitive shall be replaced or reconstructed as no expenses to the Owner including but not limited to: restoring galaxies that have waited in thereine and excertations related on the work. Reconstructions shall include any planning, suit, much or other parts of the constructed balaxies planning declaraged and upper table.	 PVC Security & Invaside disease and ropping. Types (goads 1, Structure Ministry Invasion and security in a second security and conforming to ASTM D-2464. Threaded were what he movided threaded with relative and the exception. Contraversity (in the legeration methatic line groups) of Treaded with threader and not an extra comparison.
constructed leadage frammy be demaged during the regard or fram results from all estimaters. 9. The date of assignment of the work and date of the Guarantee period shall be determined by the Chener's Representation, upon the finding that the antitive https://www.communication.com/or antitive/state	25 SOLVENT CRIMENTS AND THREAD LUBRICANT
Integration system is in installed and designed and specified, and found to be operating connectly, supplying water eventy to all planting and/or there areas. C: The system controller shall be warranted by the equipment manufacture against equipment mail.ecclos and deficult for a period of 5 years, following the accognition of the work.	A Solvert convent and comply with ASTM 20364. Socker joint shall be made per recommended poosdures for jointig PVC plantic ppe and fittings with PVC subject convert and plane by the pipe and fitting manufacture and poosdures collevel to the appendix of ASTM 20364.
acceptance of the work.	8. Thread lubricant shall be Telfon ribbon-type, or approved equal, suitable for threaded installations as per manufacturer's recommendations.

D. Neither the final ac Contractor shall re

1.11 DELNERY, STORAGE, AND H



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Jian Residence

1060 Bear Gulch Rd. Woodside, CA, 94062

APN: 072-240-230

Issue set:Planning Submittal

Issue date:September 15, 2020

Revisi	ons:	
REV.	DESCRIPTION	DATE
A	Plan Check Comments	9/15/20

Irrigation Notes



L4.9 Know what's below. Call before you dig.

A. After flushing, and the installation of valves the following leasts shall be conducted in the sequence listed below. The Contractor shall furnish all equipment, materials and lator necessary to perform the leasts and all tests shall be conducted the presence of the Covers's Representative. 3.1 GENERAL REQUIREMENT A. Code requirements shall be those of state and municipal codes and regulations locally governing this work, providing that any requirements of the drawings and specifications, not conflicting thereaft, but exceeding the code requirements, shall owner unless written contrained to the contrain it contend by the Overan's Recreasestation. Water pressure tests shall be performed on all pressure main lines before any couplings. Illings, valves and the like are Immediately prior to testing, all inigation lines shall be purged of all entrapped air or debris by adj installing temporary caps forcing water and debris to be discharged from a single cutlet. B. Extreme care shall be exercised at all lines by the Contractor in excavating and working in the project area due to existing utilities and irrigation systems to remain. Contractor shall be fully responsible for expenses incurred in the separa of damages around in the integration systems are shall be approximate to the separate of damages. D. Test all pressure main line at 150 PSI. For a minimum of four (4) hours with an allowable loss of 5 PSI. Pressure and gauges shall be read in PSI, and calibrated such that accurate determination of cotential pressure loss can be accertained. for identifying and maintaining asiating irrigation main lines that supply ings and outside of the proposed limit of work. The Contractor shall E. Re, but as required until the system meets the requirements. Any leaks, which occur during lest period, will be repaired immediately following the test. All pipe shall be re_basted until final written acceptance. The Contractor is supportable for proving documentation stating the weather conditions, date, the start tim pressure audrops, the timb lines and that water pressure mainting and the type of equipment used to per documentation must be signed by a whenes acceptable to the Overer, verifying all of the above-restitores Submit a written entropy of the pressure lasting results with the other above required information to be Own we water survey, shall include hand watering and or the use of antarion buris to provide adequate a. Provio ackfow preventers, valves, controllers, inigation lines, sleaves, spray heads and other equipment are indicate the specing and relative locations of all installations. Final alls conditions and existing and ings shall determine final locations and adjusted an necessary and an directed to meet existing and propose obtain complete water coverage. Minor changes in locations of the above from locations shows shall be any to locationsing and proposed trees, polyn, utilities, shuckness, etc. at the Contractor's expense or 3.7 BACKELOW PREVENTER TESTING The Contractor shall be held responsible for relocation of any items without first obtaining the Dener's Representative's approval. The Contractor shall remove and relocate such items at their expense if so directed by the Owner's therementations. responsesses. To rest any work the Contractor shall stake out locations of all pope, valves, equipment and irrigation heads and entitlens uning an approved abating method and maintain the skaking of the approved logical his necercitience with the dwalling and enquard endifications. Unrely all all social and an vertical set of memory prote to skaking of hands. Do not sound approach above not dwalling the angulane area. If such modified graving duration and additional relates material hare shown on the dwalling, reliff the All contract Representation dated backgraving any work in the applicant team. E. Stub out main line at all and runs and as shown on drawings. Stub out wires for future core and as directed. The set of conversion that be appreciatedly as shown on drawings. Connect new underground piping and salves and provide at Brange, adaption or other sectores (Brange Drawing). Connect new underground piping and salves and provide a Brange adaption or other sectores (Brange Drawing). The sectore of the sectores is a salves and provide and the sectores (Brange Drawing) and and a salves of the sectores is a salves and sectores (Brange Drawing) for the Grave The Brange Drawing Draw . Prior to starting any work, Contractor shall obtain a reacting of existing static water pressure (no flow condition) at the designated point of connection and immediately submit written verification of pressure with date and time of recording to Denni's Representative. ICHING, DIRECTIONAL BORING AND SLEEVING Perform all trenching, directional boring, sleaving and excavations as required for the instal this section, including aboring of earth banks to prevent cave_ins. B. The Contractor may directional bore lines where it is practical or where required on the plans. 1. Extend the bore 1' past the edge of pavement unless noted differently on the plans 2. Cap ends of each bore and locate ends at finished grade using metal stakes. 3. All boring and allegving shall have detectable locator tape placed at the ends of the pipe Make twenches for mains, laterals and control wiring straight and true to grade and free of protructing stones, nots material that would prevent proper bedding of pipe or wire. D. Excavele benchms wide enough to allow a minimum of 4 - inch belowen parallel ppellnes and 8 inch from lines of other trades. Mathin 3 - inch vertical classrance between intgation lines. Minimum transverse angle is 45 degrees. All pipes shall be able to be serviced or replaced without disturbing the other pipes. E. Trenches for pipelines shall be made of sufficient depth to provide the minimum cover from finished grade as follows:

 Pressure main line: 18 inches below finish crade and 24-30 inches below oxved areas in Schedule 40 PVC sleave A. General reactament source constant pressure main times hard cross at asses many (12) incluse severe process water mean. a. If a constant pressure velocitiend water main time much the intelled down application water line can be than there (12) inches below a public water line, then reclaimed water line shall be intelled within an approved protective skews. The shave shall extend an (10) left from each side of the center of the public line, for a total of hereity (20) left. The skews shall extend and (10) left from each side of the center of the public line, for a total of hereity (20) left. The skews shall extend and (10) left from each side of the center of the public line, for a total of hereity (20) left. Never what his order-order (pupping) for an with incident water. 5. Listenti lens: T-thread hard in risk grade and thread hard pupping and annu in Schedule 40 PVC skeven. 5. Control using the basis of presents man line and 24 hotab below pared areas in Schedule 40 PVC skeven. The new schell systems (posterilier). It is separate thread threa 3.3 PIPE INSTALLATION A. General Pipe Installation . Exercise caution in handling, loading and storing, of plastic pipe and fittings to avoid damage Exercise calcular is being loading and long of spin (open and Thing) to used amage.
 In burge out of Bings and Bryong Oberto Rya P(R) Change
 Anno 2014 and 201 Dielechic bushings shall be used in any connections of dissimilar metals.
 Gaskide plastic pipe: pipe-to-pipe (only or pipe to fittings shall be made in accordance with manusectication). Inigation controllers: Nemale control values covers were or treasee passe pper a "trabation of alpies and filting shall be in strict accordance with manufacture's specifications. b. Pipe shall be out using approved PVC pipe culters only. Sewed joints are disallowed. All field cult shall be bewield to remain how one of many specime. . Welded joints shall be given a minimum of 15 minutes to set before moving or handling. Excess solvent on the satisfies of the joint shall be upded clean immediately after assembly. . The set of the set o amp seech. Snake pipe hordershilly in hench to allow one (1) foot of expansion and contraction per 100 feet of atmight run. Threaded pipe joints shall be made using Tellon tape. Solvent shall not be used with threaded joints. Pipe shall be protected from tool damage during assembly. All damaged pipe shall be removed and replaced. Take up threaded joints with the inter-to-treasure. joints with light wrench pressure. No close nipples or risers are allowed. Cross connections in piping is disallowed. —----energine or tensor an atleness Cless controllers is highly blackbond. Control tack job as N also contert invarius, the humal annound following the growers activity and signing under pressues. Date than this polinizary buildil al type joins, filtings and contractions are as to wante uncreased and control completion of polinizary and the significant of the significant of the significant of the significant significant and the significant of the significant of the significant or more. Calvarized Pipe Installation 1. All joints shall be threaded with pipe joint compound used on all threads. 2. Dielectric bushings shall be used in any connections of disaimlar metals. TRENCHING, DIRECTIONAL BORING, AND SLEEVING REVIEW Notice more beneficial and installation of all bunching, directional boring, and sleaving, all installed inigialion control and fillings shall be visually observed by the Overan's Representative unless observice authorized. Do not co lines or fillings until they have been tasked and observed by the Overan's Representative. 3.5 FLUSHING A. Openings in piping system during installation are to be capped or plugged to prevent dirt and debris equipment. Remove plugs when necessary to flush or complete audem. B. After completion and prior to the installation of any terminal fittings, the entire pipeline system shall be thoroughly flashed to remove dirt, debra or other material. Install one valve box for eac

PART 3 EXECUTION

3.9 BACKELLING AND COMPACTING 3.10 RESURFACING PAVING OVER TRENCHES 3.11 INSTALLATION OF EQUIPMENT Permanently label valve number and or controller letter on top of valve box lid using a method approved by the Owner

 other, Alone 12 Incells calabilities between explanations
 of
 Outlik coupler value:
 In Install each quick coupler value in its own value box.
 Install Provat blocks on quick couplers.
 S. Place no closer than 12 Inches to adjusced paving. Place no closer then 12 inches to adjacent pair 4. Install 15 inches off set from main line.
 Sprinkler heads:
 All main lines and lateral lines, including risers, Install one valve box for each type of valve installed as per the details.
 Carvet sump shall be installed after compaction of all temphes. Final portion of gravel shall be placed inside valve box after valve is bediefed and compacted.

ackflow preventer shall be tested according to procedures and results per the requirements of the 1 -Connection Control and Hydraulic Research, University of Southern California or American Water even is more stringent. Tradits shall be performed by a Backflow Prevention Assembly Tester with a current certification from the America Backflow Preventer Association. OLLER AND BOOSTER PUMP TESTING AND CERTIFICATIO A. Controller and booster Pump shall be certified by a factory appro- Inigition benches shall be carefully backfilled warn maxima approves as unseeining an advective and begin. When back filling benches in status of inpended or modified patients soil, replace any exca subsoil at the bottom and the imported soil or modified plateing soil at the top of the bench. Backfill shall be compacted with approved equipment to the following densities Backfill under pavement and within 2 feet of the edge of pavement: Compact to 95% or greater of maximum dry density standard proctor. Backill of subsol under imported planting mixes or modified existing planting sol: Setween 85 and 90% of ma density standard prodox. Backfill of imported planting mixes or modified sainting planting soit. Compact to the requirements of the ad mix or planting soil as specified in section "Planting Soil". Finish grades of all trenches shall conform to adjacent grades without dips or other irregularities. Dispose of escess soil or derin eff site at Contractor's expense. D. Any settling of backfill material during the maintenance or warranty period shall be repaired at the Contractor's expense including any replacement or repair of soil, lawn, and plant material or paving surface. A. Reatore all surfaces and repair existing underground installations damaged or cut as a result of the excavation to their original condition, satisfactory to the Oversi's Representative. the trough paved areas shall be reactined with same materials quality and bickness as existing material. Paving ratios shall be performed by the project paving Sub-contractor or an approved Contractor skilled in paving work. C. The cost of all paving restoration work shall be the responsibility of the irrigation Contractor unless the benching thru the paving was, by previous agreement, part of the general project related construction. All equipment shall be installed to meet all installation requirements of the product manufactures. In the event that the manufactures sequirements cannot be implemented due to particular condition at the site or with other parts of the desig doubin the Overwire Representative writem authorization and approval for wary modifications. Install all equipment at the approximately at the location(s) and as designated and detailed on the drawings. Verify all locations with the Oversh' Reconsentative. sum another and agricultural production of a single production of the damp of the dam Install boxes no father than 12 inches from edge of paving and perpendicular to edge of paving and parallel to each other. Allow 12 inches dearance between adjacent valve boxes. Install specified spinkler heads as shown in details at locations shown on the drawings. Adjust layout for full coverage, spacing of heads shall not exceed the maximum spacing recommended by the manufacture. 3. All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated on the drawings or details Controller shall be leaded with complete electrical connections. The Contractor shall be responsible for lampor to the controller for operation and leading purposes.
 Connections to control wing shall be made within the padestal of the controller. All wire shall follow the press implete any possible. 4. Electrical wiring shall be in a rigid gray PVC plastic conduit from controller to electrical cullet. The electrical Contractor shall be responsible for installing all wiring to the controller, in order to complete this installation. A disconnect aveith shall a. Control wintig between controller and electrical valves shall be installed in the same bench as the main fine where practical. The wine shall be bondled and secured to the lower quadrant of the trench at 10 foot intervals with plantic electrical lope. excesses upon b. When the combol wiring cannot be installed in the same main line tranch it shall be installed a minimum of 18 inches below finals grade and a bright colored plastic ribbon with suitable markings shall be installed in the bench 5 inches c. An expansion loop shall be provided every 500 feet in a box and inside each valve box. Expansion loop shall be formed by verapping wire at least eight (8) times around a 5 inch pipe and withdrawing pipe. Interest yourgets give a latest depl(1) from actured 3, 14 mb pipe and ethologies gipe. 4 Poilodis a control one has been a control one pipe and a set of the set of High Voltage a. All electrical work shall conform to local codes, ordinances and any authorities having jurisdiction. All high voltage stantient such to be automated to formand statutions electical work to be performed by lossed electrical. Works works and any subordise having prindician. All high rollage b. The Contractor shall provide 122-woll power connection to the automatic controller unless noted thereine on dwahings.

J. Tracer wine:

Tracer wire shall be installed with non_metallic plastic irrigation main lines where controller wires are not buried in the serve banch as the main line.

 The tracer whe shall be placed on the bottom of the trench under the vertical projection of the pipe with spliced joints address and overed with insulation type tape. Tracer wire shall be of a color not used for valve wining. Terminate wine in a valve box. Provide enough length of wire to make a loce and attach wire marker with the designation "tacer wire".

K. Drin Installation Clamp Illings with Oeliker clamps or approved equal when operaling pressure exceeds specific drip lubing Illing amplements

requirements. When installing dep bleing, instal and steplen as linke below: a. Serely Sol - One steple wavy free (2) helf and two (2) steples on each change of direction (ine, elbow, or creas), b. Learn Bel - One steple wavy free (1) helf and two (2) steples on each change of direction (ine, elbow, or creas), c. Carly Sol - One steple wavy free (1) helf and two (2) steples on each change of direction (ine, elbow, or creas).

 Cap or plug all openings as soon as lines have been installed to prevent the intrusion of materials that would obstruct the pipe. Leave in place and removal is measurery for completion of installation.
 Thoroughly flush all water lines before installing valves and other hydrams. 3.12 ADJUSTMENT AND COVERAGE TEST

. The Contractor shall flush and adjust all sprinkler heads, valves and all other equipment to ascertain that they function according to the manufacture's data. Coverage text
 Coverage text

The Contractor shall perform the coverage leal in the presence of the Owner's Representative after all aprilotle heads have been installed, flushed and adjusted. Each section is tested to demonstrate uniform and adequate coverage of the planting sense annihold.

Any systems that require adjustments for full and even coverage shall be done by the Contractor prior to final acceptance at the direction of the Owner's Nepresentative at no additional cost. Adjustments may also include readyment of pass addition of earls heads, and changes in nozzle loss or size.

4. The entire inigation system shall be operating properly with written approval of the installation by the Owne representative prior to beginning any planting operations. AIR OF PLANTING SOIL

4. Any areas of planting soil including imported or existing soils or modified planting soil which become compared or disturbed or dispatiely an areas of the installation of the impation system shall be realised to the specified quality and comparison prior to baginging planting operations are no additional separate to be Canner. Realization methods and depth of compaction methods and best proved by the Canner's Representative. LEAN-UP

A. During installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Barenas hash and debris is contained from the site no less than once a week. Immediately clean up any spilled or tracked soil, fael, oil, trash or debris deposited by the Contractor from all surface within the project or on public right of ways and neighboring property. Chos installation is complete, wash all soll from pavements and other stuctures.
 Make all repars to grades table, and all soll from pavements and other stuctures.
 Make all repars to grades table, and damage to be work or other work at the site
 Herrow and dispose of all excess sol, packaging, and other material brought to

3.15 PROTECTION A. The Contractor shall protect installed iniciation work from damage due to operations by other

 Maintain protection during installation until Acceptance. Treat, repair or replace damaged work immediately. The Owner's Representative shall determine when such treatment, replacement or repair is satisfactory. PRE-MAINTENANCE OBSERVATION:

A. Once the entre system shall be completely installed and operational and all planting is installed, the Owne shall observe the system and prepare a written punch tai indicating all farms to be corrected and the begin maintenance period. B. The inigation/landscape contractor is responsible for scheduling an inigation audit prior to general maintenance taking effect The inigation auditor must be CLIA certified, in good alanding and must comply with all inigation Associations methods and code of effects.

code of ethics. C. This is not final acceptance and does not relevan the Contractor from any of the responsibil DENERAL MANTENANCE AND THE MAINTENANCE PERCOD A. General maintenance and adapt immediately administration of imigation system. The gener maintenance percent administration toloring:

 On a weekly basis the Contractor shall keep the irrigation system in good running order and make observations on th entire system for proper operation and coverage. Repair and cleaning shall be done to keep the system in full operation. BBB systems to be upon open Records of all timing changes to control valves from initial installati over to the Owner's Representative at the time of final acceptance.

 During the last week of the maintenance period, provide equipment familiarization and i of the watern to the personnel who will assume reasonability for curring the initiation av 4. At the end of the maintenance period, turn over all operations logs, manuals, instructions, schedules, keys and any other explorent necessary for operation of the implation system to the Overst's Representative who will assume responsibility for the operatione and maintenance of the implation system.

B. The maintenance period for the inigation system shall coincide with the maint specification section "Planting" ince period for the Planting. (See

ANTIAL COMPLETION ACCEPTANCE A. Upon written notice from the Contractor, the Owners Representative shall review the work and make a work is substantially corrolete.

No. 1. The date of substantial completion of the injustion shall be the date when the Overs's Representative accepts that all work in Planting, Planting Sol, and Injustion installation suctions is complete. FINAL ACCEPTANCE / SYSTEM MALFUNCTION CORRECTIONS A. At the end of the Plant Warrantee and Maintenance period, (See specification section "Planting") the Owner's Representational appect the impactor work and establish that all provisions of the impactor system are complete and the system is working correctly.

. Restore any soil selflement over trenches and other parts of the iniciation system. reason any set measurements one vertices and come parts of the impact space.
 Replace, repair or reset any malfunctioning parts of the impatton system.
 The Contractor shall show all connections made from punch last. Any items deemed not ac maintenance period will be estanded.

The Contractor shall show evidence that the Owner's Representative has received all charts, records, drawings, and extra existment as recuived before that acceptance.

D. Failure to pass review: If the work table to pass final review, any subsequent observations must be reach The cost to the Owner for additional observations will be charged to the Contractor at the prevailing hour

END OF SECTION 32 8400



0 / 831.655.1414 F / 831.655.3462 537 Houston Street Monterey, CA 93940



Jian Residence

1060 Bear Gulch Rd. Woodside, CA, 94062

49.5	
0.4	
0.81	
Total Gallons/Yr	Issue set:Planning Submittal
18,071.76	Issue date:September 15, 2020
30,937.66	10500 0010.0001000 10, 2020
22,980.14	
32,834.08	
3,662.77	
1,735.61	
610.53	
2,679.44	
1,348.32	
	Revisions:

REV.	DESCRIPTION	DATE
A	Plan Check Comments	9/15/20

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 CLAY
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 LOAM
 0.7

 CLAY (LOAM)
 1.0
 LOAMY SAND
 0.4

 COURSE SAND
 0.2
 SANDY LOAM
 0.6

 FINE SAND
 0.3
 SULT OAM
 0.9

 BASIC INTAKE RATE
 SOAD TYPE
 BASIC INFILTRATION BATE

 SOAD T
 Less than 1.5 '/hr
 JAND TO J
 THE BING ST OL DWITTE SHADIG, BIN J BING FIETTER
 FORM TOTAL TOW HATL
 FORM TO

MAX

INTINE FORMULA PR= 231.1 x Emitter Flow /Emitter Spacing x Row Spacing

 Distance
 Distance

 202
 35
 0.53
 0.01
 TMO

 203
 30
 0.02
 250
 14.2

 2
 100
 7
 0.01
 100
 14.2

 4
 240
 100
 0.12
 100
 11.5

 4
 240
 100
 0.21
 790
 15.0

 10
 400
 12
 0.2
 79
 15.0

 10
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DEVICES / 1" VALVE 1700 850

EMITTER COUNT FOR 1" VALVE

 GPM
 GPH
 GPH
 GPH
 GPM

 0.25
 15
 0.5
 0.01

 1
 60
 7

PRECIPITATION RATES & SOIL INTAKE RATES

DRIP PRECIPITATION RATES

WETTED AREA OF SOIL TYPES

SOIL TYPE Cr (FT) SOIL TYPE

Formula A 96.25 x GPH / 60 /Wetted Area*Cr Formula B 1.605 x GPH / Wetted Area *Cr

GPH

GPM 0.017 0.033

Wr

0.117 2.5 0.167 3 0.2 3.5 0.3 4 0.4 4.5 0.5 5 1 7

1 1.5

Cr # Devices

Cr (FT)

1 1

WA

19.6 28.3 38.5

1 3.1 7.1 Precip Rate 0.51 0.45 0.64

0.57 0.57 0.50 0.58 0.61

Irrigation/Watering Responsibility

Irritation/Watering Responsibility (b) Is the responsibility of the Mathematic Contractor to operate the inspinon system in as difficient namer and is mainting water water apply used in accordance with plant requirements based on westher, and, and the conditions. The impactor pargram shall be scheduled to utilitate CYLE SDA Koheding within applicable. It is the expensibility of the Matietamace Contractor to operate the ingation system based on local multipadden.

Irrigation Activation

 Activate irrigation system in spring (or when weather permits). Charge
 mainine in February or March to check for leaks and/or malfunctioning
 valves. Turn on backflow preventers, open gate valves and activate booster

Terretorio Apterni Rezzi

Carteria deal Article Service and Service deal and Service Article Artideartee Article Artideartee pumps if installed.

pumps if installed. O set the irrigation controller to RUN MODE and verify that all programs are activated and set up to be run in Self Adjusted mode. O Site verification and adjustment. This includes turning on each zone, monitoring for leaks or malfunctioning parts, cutting grass away from sprinkler heads and adjusting prinklers for proper ar and maximum

efficiency. Verify that drip irrigation is functional and that distribution tubing has not been cut or broken during non operational period. Service, clean and adjust and weather sensor system. This is critical for ALL self adjusting controller: I if applicable service irrigation booster pump, this need to be completed by the manufactures: certified terhinican. efficiency

Irrigation Monitoring/Landscape Watering

Job Name: Bear Gulch Road

Date: 09/15/20

Check the ET/Weather Based self adjusting system programming, How Sensor and Master Valve operation and programming: adjust as required to ensure proper operation.
 ALL Backflow Prevention Devices are to be maintained as per Local city

ov certified backflow technican. Ot is recommended that Lufrigation maintenance and repair be performed by california Licensed and/or Certified contractor. Not maintaining impation systems in an efficient manner will result in plant and Landscape degradation and additional maintenance costs. Irrigation System Winterization ALL BULKINGW FITEENING STATES or county codes. All turf areas shall be monitored to determine the need for supplemental irrigation. Frequency and duration of each watering will be dependent on local weather conditions. To determine the need for Where applicable, shu toff and drain irrigation system(s) at the end of the irrigation season. Turn off all main supply valves, open all manual drain valves, and bled valves on backflow prevention devices. Perform winterization prior to November 1st.

be dependent on local weather conditions. To determine the need for watering, Landszave Maintenance Contractor shall use a solit probe to examine the first 6-12" of the soil profile. If the soil is cool, damp and holds its shape, watering is not necessary. Plant material roots should be encourage to root as deep as possible, this is accompliable by deep networks and the solitable of the solitable of the solitable of the ortowatering, longitow roots and explains and utilizing CTCB SOAK method. Frequent shallow irrigation scheduling is ineffective and will only promote shallow rooting and require excessive water waste.

IRRIGATION MAINTENANCE

Irrigation Start up

Groundcover and shrub beds shall be watered using an automatic irrigation system. The entire groundcover/shrub bed shall be soaked to depth to maximize beathy plant rodg rowth. Irrigation run time to be based on irrigation device proceptition rate (not forwals) and plant encel). In the new of establishing plants, or compromised soil profile, watering frequencies may be adjusted.

watering requencies may be adjusted. © Establish time seritings and intervals of irrigation water application for each valve of all irrigation zones. Male adjustments when necessary to correspond to vansible watering requirements. Oncek for occurage and plugged emission/vozice devices. Cean devices and adjust devices while maintainable by eartor im proyer working order. O ALL automatic controllers will be programmed to apply water during hours a permitted by local town, c/by or contrib ordinances.

Flush all drip lines at flush points.
 Remove and clean all filters and replace any damaged filters.
 Check that all weathers sensors are functioning and replace batteries as needed.

										ESTABLIS	HED PLAN	T IRRIGATIO	ON SCHEDULE	E								APN: 0	72-240-230
	CLIEN	r:	Bear Gulch R	oad										July Eto:	6.50			Site Annu	al Eto:		49.5		
e																		Avg Plant	Factor Et:		0.4		
	Contre	oller	Hunter A2C							ET SOURCE	Solar Sync				Soil Type	CLAY LOAM	0.4	% Site Irr	igation Effic		0.81		
96 96	Zone If	Program	Plant Type	Plant Factor	ET Plant Factor	Plant Factor x Eto	Root Depth	Shade Factor	Density Factor	Irrigation Type	Inches Precip Rate	% Dist Unif	Irri Water Requirement Inches	Total Period Run Time	Valve Cycle Time	Cycles	Totals Days Pe July	Zone GPM	Total GPM	Total Run Days/Yr	Total Gallons/Yr	Issue	set:Plannin
15	1	A	Shrub	Medium	0.5	3.3	12	1	1	Inline Drip	0.37	0.9	0.56	73	37	2	8	4.86	356	51	18,071.76	Issue	date:Septe
15	2	A	Shrub	Medium	0.5	3.3	12	1	1	Inline Drip	0.37	0.9	0.56	73	37	2	8	8.32	609	51	30,937.66	1000.0	aatoroopto
6	3	A	Shrub	Medium	0.5	3.3	12	1	1	Inline Drip	0.37	0.9	0.56	73	37	2	8	6.18	452	51	22,980.14		
6	4	A	Shrub	Medium	0.5	3.3	12	1	1	Inline Drip	0.37	0.9	0.56	73	37	2	8	8.83	646	51	32,834.08		
5	5	A	Shrub	Low	0.2	1.3	12	1	1	Drip Device	0.9	0.9	0.22	12	12	1	8	5.99	72	51	3,662.77		
5	6	A	Shrub	Low	0.2	1.3	12	1	1	Drip Device	0.9	0.9	0.22	12	12	1	8	2.84	34	51	1,736.61		
2	7	8	Tree	Medium	0.5	3.3	18	1	1	Tree Rings	1.6	0.9	0.56	17	8	2	8	0.71	12	51	610.53		
-	8	B	Tree	Low	0.2	1.3	18	1	1	Tree Rings	1.6	0.9	0.22	7	7	1	8	7.79	53	51	2,679.44		
-	9	C	Pots	High Water Use	0.9	5.9	6	1	1	Drip Device	0.9	0.9	1.00	54	18	3	8	0.49	27	51	1,348.32		
6										Average Site % Di		0.90		395	Total Run Time							Revisi	ions:
No.	Estimat	rd Total Wa	ter Use: Gallons							115,236.06													



_		Californ	ia Water Effi	cient Lands	cape Worksh	eet				
	Reference Evapotrans pil	ation (ET_)	49.5		Project Type	R es ide	ential	0.55		
	Rain Fall (Inches)			Usable R	ain Fall (Inches)					
	Hydroz one # / P lanting Des cription [®]	Plant Factor (PF)	Irrigation Method [®]	Inigation Efficiency (IE) ^o	ETAF (PF/IE)	Landscape Area (S.q. Ft.)	E TAF x A rea	E stimated Total Water Use (ETWU) ^d	Gallons Per Minute GPM	% Lands cape Area
	Regular Landscape			_						
1	SHRUBS-MED	0.5	Drip	0.81	0.62	965	596	18281	4.86	9.98%
	SHRUBS-MED		Drip	0.81	0.62	1409	870	26693	8.32	14.579
	SHRUBS-MED		Drip	0.81	0.62	1068	659	20233	6.18	11.049
4	SHRUBS-MED		Drip	0.81	0.62	1764	1089	33418	8.83	18.24%
5	SHRUBS-LOW	0.2	Drip	0.81	0.25	2350	580	17808	5.99	24.30%
6	SHRUBS-LOW	0.2	Drip	0.81	0.25	1425	352	10798	2.84	14,739
7	TREES-MED	0.5	Drip	0.81	0.62	50	31	947	0.71	0.529
8	TREES-LOW		Drip	0.81	0.25	550	136	4168	7.79	5.699
9	POTTERY	1	Drip	0.81	1.23	90	111	3410	0.49	0.93%
					Totals	9671	4423	135756	46.01	100.009
	Special Landscape.	Areas								
	WATER FEATURES				1	563	563	17278		5.829
	POOL				1	1008	1008	30936		10.429
					1	0	0	0		0.00%
_					1	0	0	0		0.00%
_					Totals	1571	1571	48214		
_							/UT otal			
				Maximum A	lowed Water A	llowance (MAW AI			
	ETAF Calculations			The Automation		monunee		101770		
	Regular Lands cape A	1031		Average I	TAF for Regul	ar	ICT WIL	ACRE FEET		0.564583
	Total ETAF x Area	4423	1	Landscap	e Areas must b	e 0.55 or		ACRE FEET		0.567554
	Total Area	9671			residential are		mana	ACHETEET		0.307334
	Average ET AF	0.46			low for non-re	sidential	W ETM	U OF MAWA		0.99
	Aterage LTAP	0.40	1	areas.			Ner .	PASS:		YES
	All Lands cape Areas							PASS:	9	165
	Total ETAF x Area	5994	1							
	Total ETAF x Area	5994								
	Average ET AF	0.46								
	Average ETAP	0.40	1							
			\frown	\sim	\sim	\sim		\sim		
		. (· · ·	~	Ý	~		$\langle \rangle$		
		A	N // A		CALC	I II A -		NC)		

Irrigation Calculations

Scale:NTS Drawn by:4Blnc.



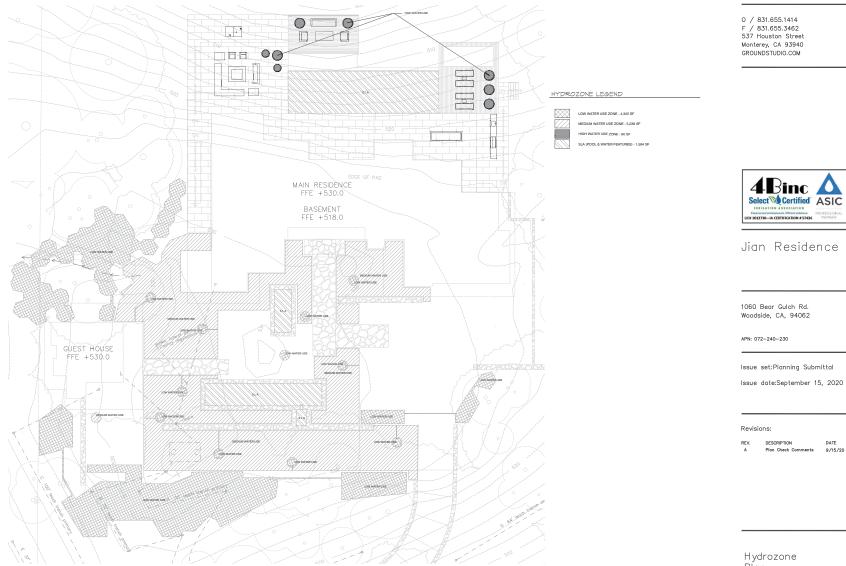
L4.10











Hydrozone Pĺan

DATE 9/15/20

Scale:1/10" = 1'-0" Drawn by:4Blnc.

L4.11 A







0 / 831.655.1414 F / 831.655.3462 537 Houston Street Monterey, CA 93940 GROUNDSTUDIO.COM



Date Reported 09/04/2020 Date Submitted 09/01/2020

To: Andrew Bolt Architectural Solutions 918 Sycamore Ave. Wednete C3 \$5150

rom: Gene Oliphant, Ph.D. \ Randy Horney A

The reported analysis was requested for the following station : 1660 mean other Alba ID : 01. Thank you for your business.

* For future reference to this analysis please use SUN # 82345-173_168.

SOIL ANALYSIS

Saturation Percent							
nil			4.67				
E.C.			0.36	unho/cn			
Tot. Dissolved Salt			230.4	ppm			
Infiltration Rate	(0% Slope)	0.30	in/hr			
% Organic Matter			16.8				
C. H. C.			11.5	meg/100	g		
Sodium Absorption	Ratio (SA	R)	1.8				
Exchangable Sodium	Percent	(ESP)	1.4				
Lime Req.			71.2	#/1000			
est. Nitrogen Rele	0.50		4.4	#/1000	ag.it.		
			1 1				
sti hvaha		ppe	*				
Phosphorus		ppn. ppn			*********		
Potassium		ppa					
Sulfur	No Test	Solvey.					
Carbonates	No Test						
Carbonates		ppm					
		DDB DTm	*****	*******			
Nacnesiun	321.05	ppm	*****	*****			
Boron		DDB.	*****	*******	****		
Copper	No Test	****	1				
Iron	No Test		1				
Manganese	No Test		- i				
Zinc	No Test		i .				
SARC			-i - i				
			Very	Low	Adequal	a Exce	ssive
			Low				
ligh Organic Matter				cor in T			

Sunland Analytical 11419 Sunrise Gold Circle, #10 Rancho Cordova, CA 95742

ATIONS FOR LANDSCAPE GA

hemany and Regneted Regnets of Boll Supervension (D/1000 Bp.7t.) Team Leam Description (Description) Description) Description (Description) Description (Description) Description) Description (Description) Description (Description) Description) Description (Description) Description) Description (Description) Description) Description (Description) Description) Description (Description) Descri

Andrew Bolt

SOLL RI

al Solutions

DATE 09/04/2020 SUN NUMBER 173168

Information for: 1060 BEAR GULCH Sample ID: 01 Suniand Analytical 1419 Series and Cash 19 0414 853-837 0414 853-837 pro apostor 1734

Information requested by: Information for Andrew Holt 1060 mEax OUTR Architectures Bolutions Sample ID: 01 SOIL RECOMMENDATIONS FOR LANDSCAPE GARDWITMS

SOIL RECOMMENSATIONS FOR LANDSLAW GANCHERN MOLICY and JULALINISY) The BT of this sample foldcate the soil is moderately acid and should be modified for non soil-tolkent plants. Apply 71 ponds of Lime per 1000 ugits and work into provad before plantage.

DISSOLVED SALTS (Indicated by E.C. & TDS)

918 Sycamore Ave. Modesto, Ch

SUN NOS. SAMPLE LOCATION

173168 1060 BEAR GULCE

95350

01

********* Total ***

APPROVING ACCOUNTS DAVIDLE

SOLT TRITUES AND FAIR OF WATER INFILTRATION The infiltration rate for all solt storage decreases with increasing ground aloge. At 0 to 4, 5 to 8, 9 to 134, 15 to 144 end alone 144 the infiltration rate of this sample decreases from 0.28 to 2.40 out, 0.12, 0.03, 0.04, respectively. Infiltration rate also decreases with percent of ground cover and by compaction.

Antilitation rate #150 corresses with percent of ground cover and by compaction. NUCRE PROPERTICS OF SOLID TO COEMCLL CREAKIFICS New acknowled body in increases in the soli water penetrating decreases. Based on BAR and EFF values this sample has no penetration problem has to soil dodium.

ORGANIC MATTER Organic matter provides a slow mitrogen release and aids water retamtion. This sample has a neequate Organic Matter content. No further organic matter is essential, a 2-3 in. top dressing will aid water retention

> SUNLAND AMALYTICAL LAB 11419 Sunrise Gold Cr., Ste.10 Rancho Cordova, CA 95742 (915)852-8557

Inv.No. 102945 at; 09/04/2020 ayss: NBT 30, 30+ 15%

tor: Bolt

PRICE

97.00

97.00

Reqn * Please indicate

ANALYSIS

LTP.3 & Mailer

Sunland Analytica	ıl	
PAGE #2	DATE SUN NUMBER	09/04/2020 173168
Information requested by: Andrew Bolt Architectural Solutions	Information for: 1050 BEAR GULCH Sample ID: 01	
SOIL RECOMMENDATIONS FOR LANDSCAPE G	ARDENING	

SOIL BORON BOFOR CONCERNATIONS are in a range allowing normal plant growth. SOIL MACRONOTRINNYS : NITROGEN-PHOSPHORUS-POTASSIUM (N-P-K) GRIEBAL N-P-K RECOMMENDATION

To a cost of these SYX preparations for the first fartiliser application. Customer resultance Preparations (-10-20 5-25-25)icheid 0-10-20 20-74 21-0-0 Non 0-10-00 Non-00-00 Non-00-00 0-10-00 Non-00-00 0-10-00 Non-00-00 0-10-00 Non-00-00 0-10-00 Non-00-00 0-10-00 Non-00-00 No

GRAIS OR BOD PRENANTON Till is counto matter, N.P.K and micro mutrients in addition 'o any line grpwam or malky as directed above. Smooth soll surface and follow seed or sod producers direction for moleture and product application.



Jian Residence

1060 Bear Gulch Rd. Woodside, CA, 94062

APN: 072-240-230

Issue set:Planning Submittal

Issue date:September 15, 2020

Revisions:

REV. DESCRIPTION DATE A Plan Check Comments 9/15/20

Soils Report

Scale:NTS Drawn by:4Blnc.



SOILS REPORT





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT



County of San Mateo Planning and Building Department

ADDENDUM INITIAL STUDY ENVIRONMENTAL EVALUATION CHECKLIST

(To Be Completed by Planning Department)

- 1. **Project Title:** Jian Single-family Residence (Amendment 2)
- 2. County File Number: PLN 2016-00111
- 3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063
- 4. **Contact Person and Phone Number:** Summer Burlison, Project Planner; 650/363-1815 or <u>sburlison@smcgov.org</u>
- 5. **Project Location:** Bear Gulch Road, unincorporated Woodside
- 6. Assessor's Parcel Number and Size of Parcel: 072-240-230, 5.06 acres
- 7. **Project Sponsor's Name and Address:** Jane Jian, The Gfl Group Inc., 155 Canyon Road, Portola Valley, CA 94028
- 8. Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor): N/A
- 9. General Plan Designation: Open Space
- 10. Zoning: Resource Management (RM)
- 11. **Description of the Project:**

The applicant is seeking amendments to the Resource Management Permit and Grading Permit approvals issued on April 18, 2019 for a new single-family residence with accessory dwelling unit and ancillary improvements on a legal undeveloped 5-acre parcel on Bear Gulch Road in the unincorporated area of Woodside. The Project Amendment includes increasing square footages of the residence and basement by a total of 4,458 sq. ft. (including 2,210 sq. ft. and 2,248 sq. ft. respectively), removal of 8 additional trees, and an additional 1,745 cubic yards (c.y.) of grading (including 1,225 c.y. of cut and 520 c.y. of fill). The residence will be reoriented from the previous approval but will remain in generally the same location on the property. The previously approved detached three-car garage is proposed to be attached to the main residence and the previously approved attached two-story accessory dwelling unit will be slightly reduced in size from 1,603 sq. ft. to 1,476 sq. ft. and is proposed to be detached from the main residence. Additionally, landscape site improvements are proposed in front of the residence, including pathways and landscape ponds.

Previous 2019 Project Amendment

On April 18, 2019, the applicant obtained ZHO approval for amendments to the RM Permit, Use Permit, and Grading Permit for modifications to the Zoning Hearing Officer's May 18, 2017

project approval. The proposed modifications included an increase in square footage of the two-story residence to 7,911 sq. ft.; the addition of a subgrade 2,770 sq. ft. habitable basement; modification of the three-car garage to be constructed as a detached 789 sq. ft. building on the east side of the residence with an office mezzanine above the ground floor of the garage; and an increase in the size of the pool house to 574 sq. ft. in size. Additionally, the second unit floor area was approved to increase 103 sq. ft. for a new total of 1,603 sq. ft. The proposed basement increased grading to 110 cubic yards (c.y.) of excavation for a new total of 1,260 c.y. (including 900 c.y. of cut and 360 c.y. of fill). The proposed site modifications increased the number of trees approved for removal to thirty (30) trees including Douglas fir, coast live oak¹, and Pacific madrone trees ranging in size from 4 inches diameter at breast height (dbh) to 36 inches dbh, of which twelve (12) require a permit to be removed due to their size.

Original 2017 Approval

On May 18, 2017, the Zoning Hearing Officer certified the Mitigated Negative Declaration, and approved an RM Permit, Use Permit, and Grading Permit for the construction of a new 6,639 sq. ft. two-story single-family residence with an attached 874 sq. ft. three-car garage. The project approval also included an attached two-story second unit (1,500 sq. ft.), a detached 127 sq. ft. pool house, a pool and hot tub, and an outdoor kitchen/BBQ area. Landscaping, drainage, and a septic system were also approved to serve the development. A total of 1,150 cubic yards (c.y.) of grading, including 790 c.y. of cut and 360 c.y. of fill, were approved for a new driveway, building crawl spaces, and patio area; and the removal of twenty-eight (28) trees including Douglas fir, coast live oak, and Pacific madrone trees ranging in size from 4 inches diameter at breast height (dbh) to 36 inches dbh, of which seventeen (17) require a permit to remove due to their size. A Use Permit was approved to exceed the maximum allowed size (1,200 sq. ft.) for a second unit.

- 12. **Surrounding Land Uses and Setting:** The 5-acre project parcel is located approximately 0.6 miles east of Skyline Boulevard, (State Route 35). The surrounding area consists of individual privately-owned 5 20-acre parcels, including the subject parcel, located along a ridgeline of the northern end of the Santa Cruz Mountains. The area consists of moderate to steep slopes and dense tree coverage. The parcels are served by Bear Gulch Road, a privately maintained rural roadway that is accessible from Woodside Road (State Route 84). The project parcel is bounded to the south by Bear Gulch Road, and to the north, east, and west by privately-owned rural properties of similar size. The properties to the east and west are developed with single-family residences.
- 13. Other Public Agencies Whose Approval is Required: None
- 14. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?: No

¹This Addendum corrects all previously cited coast live oak tree species to canyon live oaks.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2. All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.
- 4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).
- 5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an

earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

- a. Earlier Analysis Used. Identify and state where they are available for review.
- b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1.

	project:			,	
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residen- tial areas, public lands, water bodies, or roads?			х	

AESTHETICS. Except as provided in Public Resources Code Section 21099, would the

Discussion: The project parcel is located on a ridgeline of the northern end of the Santa Cruz Mountains. The parcel fronts Bear Gulch Road with a moderate slope uphill to the only relatively flat area of the 5-acre parcel. The sloped frontage, similar to the majority of the parcel, consists of fairly dense, mature tree coverage. The relatively flat project site area is surrounded by moderate downslopes to the east, west, and south, and a steeper downslope to the north. The center of the project site area is relatively clear of trees and vegetation. Existing residential development to the east and west are minimally visible from the project site through intervening mature tree canopy. A new driveway will be constructed from the parcel's frontage on Bear Gulch Road up to the project site area. Existing topography and trees in this area will help screen the driveway and uphill residential development from the roadway. The nearest water bodies are Alambique Creek located downhill in a canyon on the south side of Bear Gulch Road and Bear Gulch Creek located downhill in a canyon north of the project site, approximately 0.3 miles away. Bear Gulch Creek runs through undeveloped rural property owned by the California Water Service Company. The parcel's location, topography, and extent of tree coverage will minimize any visual impacts from the project to the surrounding area.

4

The Project Amendment includes expanding and reorienting the proposed development; however, the amended development is in the same general area of the 5-acre property as the previously approved proposal. Furthermore, the Project Amendment is designed to set into the sloped terrain more than the previously approved design and therefore results in a slightly lower profile such that impacts are similar or slightly less than the previously approved project. No new adverse impacts are introduced by the Project Amendment and no mitigation is required; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; Project Location.

1.b.	Substantially damage or destroy scenic		Х	
	resources, including, but not limited to, trees, rock outcroppings, and historic			
	buildings within a state scenic highway?			
	0 0 ,			

Discussion: The revised project proposes to remove 30 trees in and around the immediate project area in order to accommodate the proposed development. Tree removal consists of 3 Douglas fir (ranging from 9 inches to 24 inches dbh), 20 coast live oak (ranging in size from 11 inches to 36 inches dbh), and 7 Pacific madrone (ranging in size from 4 inches to 19 inches dbh). As mentioned, proposed tree removal will be limited to the immediate project area and to that necessary to construct the project. Given the extent of mature trees on the 5-acre parcel and surrounding area, the proposed removals will not cause significant damage to scenic resources as the removals will be localized to the interior of the parcel in the immediate area of the project site. See also staff's discussion in Section 4.e below.

The Project Amendment proposes to remove 8 more trees in and around the immediate project area than the previously approved project analyzed above, for a new total of 38 trees, in order to accommodate the proposed development. The total tree removal under the current Project Amedment consists of 9 Douglas fir (ranging from 9 inches to 27 inches dbh), 23 canyon live oak (ranging in size from 11 inches to 36 inches dbh), and 6 Pacific madrone (ranging in size from 4 inches to 28 inches dbh). The additional tree removal will be limited to the immediate project area and to that necessary to construct the Project Amendment. Given the extent of mature trees on the 5-acre parcel and surrounding area, the additional removals will not cause additional significant damage to scenic resources as the removals will still be localized to the interior of the parcel in the immediate area of the project site. See also staff's discussion in Section 4.e below.

The additional tree removal does not introduce new significant impacts that would require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary. **Source:** Amended Project Plans; Project Location.

1.c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?		X	

Discussion: The project parcel is located on a ridgeline of the northern end of the Santa Cruz Mountains. The parcel is minimally visible from the immediate residential properties to the east and west through intervening tree canopy, which is proposed to remain. Due to the parcel's topography and tree coverage, the project site would be minimally visible from Bear Gulch Road, which is a private rural road serving rural residential developments in the area. While the majority of the 5-acre parcel consists of dense tree coverage, the relatively flat building site area is relatively absent of dense tree coverage. There is an opening in the perimeter canopy coverage of the building site, at the rear of the building site (north side), that provides a private overlook to the lower undeveloped lands to the north of the parcel owned by California Water Service Company. Due to the significant drop in elevation and distance from California Water Service Company land or beyond, the proposed project may be minimally visible from far distances. The project proposes to use earth toned colors to help minimize any visual impacts to the rural area.

The project site area is relatively flat; however, 1,260 cubic yards (c.y.) of grading is proposed, including 900 c.y. of cut to construct a new driveway, crawl spaces, and basement for the residence, and 360 c.y. of fill to create outdoor patio space. Except for a new driveway, the crawl spaces and basement excavation will be subgrade. The proposed grading is the minimum necessary to implement the project and would not significantly alter topography or ground surface relief features.

The Project Amendment includes an additional 1,745 cubic yards (c.y.) of grading, including 1,225 c.y. of cut to construct a new driveway and basement for the residence, and 520 c.y. of fill for crawl space and driveway. The increased grading is to expand the lower levels of the residence and to fit development into the rear sloping topography of the property to reduce visual impacts. The proposed grading is the minimum necessary to implement the project and would not significantly alter topography or ground surface relief features. The additional grading would not introduce new significant impacts that would require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; Project Location.

1.d.	Create a new source of substantial light	Х	
	or glare that would adversely affect day or nighttime views in the area?		
	or highline views in the area:		

Discussion: The majority of the project will be screened from surrounding views by topography, tree coverage, and distance of the development to neighboring properties and roadways. However, new light sources and glare from the proposed development has the potential to generate adverse impacts on day and nighttime views along the rear side of the development where the tree canopy opens up to the lower distant region. The rear yard is proposed to include substantial outdoor usable space including a pool and spa, outdoor kitchen/BBQ area, and patios. The following mitigation measures are recommended to minimize any adverse daytime or nighttime view impacts from light or glare that the project may introduce to the area:

<u>Mitigation Measure 1</u>: All proposed lighting (interior and exterior) shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.

<u>Mitigation Measure 2</u>: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

The Project Amendment does not introduce any new adverse impacts or require additional mitigations; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; Project Location.

1.0	e. Be adjacent to a designated Scenic		Х
	Highway or within a State or County		
	Scenic Corridor?		

Discussion: The parcel is not located within, or adjacent to, a designated Scenic Highway or State or County Scenic Corridor. The parcel is approximately 0.37 miles east of the nearest scenic corridor (i.e., Skyline State Scenic Corridor).

The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: San Mateo County General Plan, Scenic Corridors Map.

1.f.	If within a Design Review District, conflict		Х
	with applicable General Plan or Zoning		
	Ordinance provisions?		

Discussion: The parcel is not located within a Design Review District.

The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: San Mateo County Zoning Map.

1.g.	Visually intrude into an area having natural scenic qualities?	Х			
			1	1	i i

Discussion: See staff's discussion in Section 1.a. – 1.d. above.

The Project Amendment does not introduce any new adverse impacts or require additional mitigations beyond those mitigation measures (1 and 2) already approved and identified above; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; Project Location.

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

		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non- agricultural use?				X
Monite	Ission: According to the California Departm oring Program, the project site is designated and, Unique Farmland, or Farmland of State	"Other Land"	and therefore		nd
Guide	Project Amendment does not change the abo lines Section 15164, only an Addendum is n	ecessary.			
Sourc	ce: California Department of Conservation, I	Farmland Map	ping and Mon	itoring Progra	m Map.
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				Х
and re	Ission: The project parcel is zoned Resourcesidential uses. Furthermore, the parcel is n liamson Act contract.				
	Project Amendment does not change the abo lines Section 15164, only an Addendum is n		nerefore, in ac	cordance with	CEQA
	ce: San Mateo County Zoning Regulations; ded Project Plans.	San Mateo Co	ounty Agricultu	ıral Preserves	Мар;
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				х
agricu Resou tree co projec	use? Discussion: The project parcel is not located in an area identified as Farmland or suitable for agricultural activities. Furthermore, the project parcel is not considered forestland pursuant to Public Resources Code Section 12220(g) which defines forestland as land that can support 10% native tree cover of any species and that allows for management of one or more forest resources. The project site is an undeveloped, privately-owned 5-acre parcel surrounded by similarly sized residentially developed rural properties.				

The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: California Department of Conservation, Farmland Mapping and Monitoring Program Map (2017); Public Resources Code Section 12220(g); Project Location.

2.d.	For lands within the Coastal Zone, convert or divide lands identified as		Х
	Class I or Class II Agriculture Soils and		
	Class III Soils rated good or very good		
	for artichokes or Brussels sprouts?		

Discussion: The project parcel is not located within the Coastal Zone.

The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Project Location.

2.6	e. Result in damage to soil capability or		х
	loss of agricultural land?		

Discussion: The project parcel is not located in an area with productive soil resources with timber or agricultural capabilities, based on the San Mateo County General Plan Productive Soil Resources Map.

The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: San Mateo County General Plan, Productive Soil Resources Map.

2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?		X	
	Note to reader: This question seeks to address the economic impact of converting forestland to a non- timber harvesting use.			

Discussion: The property is zoned Resource Management (RM). Residential uses are allowed in the RM Zoning District subject to an RM permit, which the applicant is seeking as part of the subject project. No proposed zoning changes are included as part of this project.

The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: San Mateo County Zoning Regulations; Amended Project Plans.

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

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

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

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

The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: BAAQMD 2017 Clean Air Plan; Amended Project Plans.

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable Federal or State ambient air quality standard?	X		
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Discussion: The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (state status) and PM 2.5 (state status), including the 24-hour PM 2.5 national standard. Therefore, any increase in these criteria pollutants is significant. Implementation of the project will generate temporary increases in these criteria pollutants due to construction vehicle emissions and dust generated from earthwork activities.

The BAAQMD provides preliminary screening criteria in their 2017 BAAQMD CEQA Guidelines to indicate whether a project would result in the generation of construction-related criteria air-pollutants and/or precursors that exceed defined thresholds of significance. The proposed project, with the basic construction mitigation control measures below, meets the screening criteria indicating a less than significant impact for construction-related activities. Furthermore, Section 2-1-113 (*Exemption, Sources and Operations*) of the BAAQMD General Requirements exempts sources of air pollution associated with the construction of a single-family residence used solely for residential purposes, as well as road construction, from obtaining an Authority to Construct or Permit to Operate.

Mitigation Measure 3 below will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level. Furthermore, the California Air Resources Board (CARB) provides regulation over vehicles of residents in the State of California, including the operation of any vehicles that would be associated with the proposed single-family residence, to ensure vehicle operating emissions are minimized in the effort towards reaching attainment for Ozone, among other goals. The current project amendment is not expected to generate a significant change to this conclusion.

<u>Mitigation Measure 3</u>: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

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

The Project Amendment does not introduce any new impacts or cause need for additional mitigations; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: BAAQMD CEQA Guidelines, May 2017; BAAQMD 2017 Clean Air Plan; Amended Project Plans.

3.c.	Expose sensitive receptors to	Х	
	substantial pollutant concentrations, as defined by the Bay Area Air Quality		
	Management District?		

Discussion: Any pollutant emissions generated from the project will primarily be temporary in nature. The project site is in a rural area with few sensitive receptors (i.e., single-family residences) located within the nearby project vicinity. Additionally, the surrounding tree canopy and vegetation will help to insulate the project area from nearby sensitive receptors. Furthermore, Mitigation Measure 3 will minimize any potential significant exposure to nearby sensitive receptors to a less than significant level.

The Project Amendment does not introduce any new impacts or cause need for additional mitigations; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; Project Location.

3.d.	Result in other emissions (such as		Х	
	those leading to odors) adversely			
	affecting a substantial number of			
	people?			
	• •			

Discussion: The project proposes development of a single-family residence on a 5-acre parcel in a rural area of the unincorporated County and therefore, will not generate other emissions that could affect a significant number of people.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; Project Location.

4.	BIOLOGICAL RESOURCES. Would the project:				
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
4.a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Depart- ment of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?				X

Discussion: According to review of the California Natural Diversity Database (CNDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site. Furthermore, the nearest mapped sensitive habitat identified on the County's General Plan Sensitive Habitats Map is riparian habitat along Alambique Creek, which runs along a canyon south of Bear Gulch Road. Since the project site is located uphill, on the north side of Bear Gulch Road, the project will not have any impacts on this mapped riparian habitat.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: California Natural Diversity Database; San Mateo County General Plan, Sensitive Habitats Map.

4.b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service		х
	Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?		

Discussion: There are no riparian habitats or other sensitive natural communities located on the project site. See staff's discussion in Section 4.a. above.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: San Mateo County General Plan, Sensitive Habitats Map; Amended Project Plans; Site Visit, 2017.

Visit,	2017.				
4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				х
Discu	ussion: There are no wetlands located withi	n the project a	irea.		
	Project Amendment does not change the abc elines Section 15164, only an Addendum is r		nerefore, in ac	cordance with	CEQA
Sour	ce: U.S. Fish and Wildlife Service, Wetland	Mapper V2 (2	017).		
4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				Х
The F accor	ussion: See staff's discussion in Section 4.a Project Amendment does not introduce any n rdance with CEQA Guidelines Section 15164 ce: See sources referenced in Section 4.a.	ew impacts or , only an Adde			e, in
4.e.	Conflict with any local policies or ordi- nances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?		X		
12 ind dbh), for re are w Deve remo avera devel single	ussion: The project proposes to remove 30 ches, and 22 inches dbh), 20 coast live oaks and 7 Pacific madrones (ranging in size from moval are the minimum necessary to accom within the footprint of proposed development (lopment Review Criteria of the Resource Ma val of trees with a trunk circumference of mo age surface of the ground (or more than 17.5 lopment permitted under the Zoning Regulation e-family residences subject to the issuance of val, 12 are of a size falling under regulation to be preference or wing an DM Dermit for utility to the	s (ranging in si n 4 inches to 1 modate the pr including build nagement (RM re than 55 incl inches dbh), e ons, among of f an RM permi by the RM Dist	ze from 11 inc 9 inches dbh) oposed develo ling, driveway A) District Reg nes measured except as may ther reasons. it. Of the 30 tr rict Developm	thes dbh to 36 The trees propert as the poment as the and utilities). ulations prohil at 4.5 feet ab be required for The RM Distri ees proposed ent Review Cr	inches oposed se trees The bits the ove the or ct allows for

and therefore, require an RM Permit for which the applicant is seeking. As mentioned, removal of these trees are necessary to accommodate the proposed single-family residential development. No trees proposed for removal are considered heritage trees by definition (Section 11,050(g)) under the County's Heritage Tree Ordinance. Replacement tree plantings shall be provided at a 1:1 ratio of

15-gallon (minimum) sized trees of native species for the regulated trees proposed for removal. Furthermore, any regulated oak trees removed shall be replaced with the same species.

The Project Amendment proposes to remove 38 trees, an overall increase of 8 trees than previously approved. The 38 trees proposed for removal include 9 Douglas fir (ranging from 9 inches to 27 inches dbh), 23 canyon live oak (ranging in size from 11 inches to 36 inches dbh), and 6 Pacific madrone (ranging in size from 4 inches to 28 inches dbh). The additional trees proposed for removal will allow the proposed development to be reoriented and slightly shifted to increase the development footprint while minimizing impacts. Of the 38 trees proposed for removal, **19 a**re of a size falling under regulation by the RM District Development Review Criteria and therefore, require an RM Permit for which the applicant is seeking. As mentioned, removal of these trees are necessary to accommodate the proposed single-family residential development. Three (3) of the **19** regulated trees (2 canyon live oak and 1 Pacific madrone) proposed for removal are considered heritage trees based on an estimated size of these multi-trunk trees and per definition (Section 11,050(g)) under the County's Heritage Tree Ordinance. Replacement tree plantings shall be provided at a 1:1 ratio of 15-gallon (minimum) sized trees of native species for the regulated trees proposed for removal. Furthermore, any regulated oak trees removed shall be replaced with the same species. No additional or new mitigation is required.

Mitigation Measure 4: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. Any regulate oak tree removal shall be replaced with the same species. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size and location. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets.

Source: Amended Project Plans; San Mateo County Zoning Regulations; San Mateo County Significant Tree Ordinance; San Mateo County Heritage Tree Ordinance.

Habitat (Conserv approve	with the provisions of an adopted Conservation Plan, Natural vation Community Plan, other ed local, regional, or state habitat vation plan?	X	
conserva	vation plan?		

Discussion: There are no adopted Habitat Conservation Plans, Natural Conservation Community Plans or other approved local, regional, or State habitat conservation plans for the project site.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: California Department of Fish and Wildlife, Habitat Conservation Planning, California Regional Conservation Plans Map.

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?		Х
	marine or wildlife reserve?		

Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve.

The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: U.S. Fish and Wildlife Services, National Wildlife Refuge System Locator.

4.h.	Result in loss of oak woodlands or other		Х	
	non-timber woodlands?			

Discussion: State Senate Concurrent Resolution No. 17 requires state agencies to preserve and protect native oak woodlands containing Blue, Engleman, Valley, or Coast Live Oak trees to the maximum extent feasible or provide replacement plantings when oak woodlands are removed. For the purposes of the measure, "oak woodlands" means a five-acre circular area containing five or more oak trees per acre. The project area is smaller than the defined five-acre circular area under the State Senate Resolution and contains Douglas fir, canyon live oak and Pacific madrone trees.

Specifically, the project amendment proposes to remove non-timber woodlands consisting of a total of 38 trees of which 17 require a permit to remove due to their size (17.5 inches dbh or greater), and 23 being of canyon live oak species. Replacement plantings are required for the regulated trees proposed for removal, including replacement of oak trees with oak trees. See staff's discussion in Section 4.e above.

Source: State Senate Concurrent Resolution No. 17, Project Plans.

CULTURAL RESOURCES Mould the project:

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5.	CULTURAL RESOURCES. Would the pr	oject:			
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				Х
	Ission: According to a cultural resources sunct contain any historical resources.	irvey report pr	epared by SW	CA, the project	ct site
	Project Amendment does not change the abc elines Section 15164, only an Addendum is r		nerefore, in ac	cordance with	CEQA
Source July 2	ce: Cultural Resources Survey Report prepa 2016.	ared by SWCA	. Environment	al Consultants	s, dated
5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		x		
there	Ission: A cultural resources survey report p is a possibility that buried or obscured archa ruction. Therefore, the following mitigation r	eological reso	urces may be		

Mitigation Measure 5: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary

Source: Cultural Resources Survey Report prepared by SWCA Environmental Consultants, dated July 2016.

5.c.	Disturb any human remains, including	Х	
	those interred outside of formal		
	cemeteries?		

Discussion: There is a possibility for the discovery of human remains during ground disturbance and/or construction related activities. Therefore, the following mitigation measure is recommended:

Mitigation Measure 6: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary

Source: Cultural Resources Survey Report prepared by SWCA Environmental Consultants, dated July 2016.

6.	ENERGY . Would the project:				
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			Х	

Discussion: Energy conservation standards for new residential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. Building permit applications are subject to the most current standards. The project would also be required adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

Construction

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

Operation

During operations, project energy consumption would be associated with resident and visitor vehicle trips and delivery trucks. The project is a residential development project served by existing road infrastructure. Pacific Gas and Electric (PG&E) provides electricity to the project area. Due to the proposed construction of a single-family residence, project implementation would result in a permanent increase in electricity over existing conditions. However, such an increase to serve a single-family residence would represent an insignificant percent increase compared to overall demand in PG&E's service area. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities and the projected electrical demand would not significantly impact PG&E's level of service. It is expected that nonrenewable energy resources would be used efficiently during operation and construction of the project given the financial implication of the inefficient use of such resources. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is required.

The Project Amendment does not introduce any new impacts or require mitigation.

Source: California Building Code, California Energy Commission, Amended Project Plans.

6.b.	Conflict with or obstruct a state or local		Х
	plan for renewable energy or energy efficiency.		
	emoleney.		

Discussion: The project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Therefore, the project does not conflict with or obstruct state or local renewable energy plans and would not have a significant impact. Furthermore, the development would not cause inefficient, wasteful and unnecessary energy consumption.

The Project Amendment does not introduce any new impacts or require mitigation.

Source: Amended Project Plans.

7.	GEOLOGY AND SOILS. Would the proje	ct:			
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
7.a.	Directly or indirectly cause potential substantial adverse effects, including the				

risk of loss, injury, or death involving the following, or create a situation that results in:		
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?		х
Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.		

Discussion: The project site is not located in an Alquist-Priolo Earthquake Fault Zone or special study area where fault rupture is likely to occur.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: State of California, Division of Mines and Geology, Special Studies Zones Map, Woodside Quadrangle, July 1, 1974; Geotechnical Study, Sigma Prime Geosciences, Inc., September 2020.

ii. Strong seismic ground shaking? X

Discussion: According to a geotechnical study prepared for the project by Sigma Prime Geosciences, Inc., the project site is located in an active seismic area with the closest active fault being the San Andreas fault located approximately 2.3 km east of the project site. The project is required to comply with all seismic design criteria of the current California Building Code which sets forth the minimum load requirements for the seismic design of structures. Therefore, no additional mitigation is necessary beyond current Building Code compliance.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Geotechnical Study, Sigma Prime Geosciences, Inc., September 2020.

iii. Seismic-related ground failure,		Х	1
including liquefaction and differential			
settling?			1

Discussion: According to Sigma Prime Geosciences, Inc., subsurface conditions of the project area consist of sandstone and shale that is characterized as weathered and weak but very dense. Due to the density of this underlying rock, the likelihood of significant damage caused by differential compaction is negligible. Additionally, loose, saturated sandy soils which are most susceptible to liquefaction were not encountered in the project area. Therefore, the likelihood of liquefaction on the project site is negligible.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Geotechnical Study, Sigma Prime Geosciences, Inc., September 2020.

iv. Landslides?			Х		
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Discussion: The U.S. Geological Survey's Landslide Susceptibility Map of 1972 identifies the front portion of the project parcel (where the driveway is proposed) as having a moderate susceptibility to landslides and the remaining area of the parcel, including where the building site is proposed, to have the highest susceptibility to landslides. The Map clarifies that some areas may be relatively stable and suitable for development whereas other areas are active and causing damage to structures. A geotechnical study of the project site prepared by Sigma Prime Geosciences, Inc. states that based on site reconnaissance and geologic map review, there are no indications that landslide activity will have an adverse impact on the subject site. The steeper slope to the north of the building site shows no signs of historic slope instability and soils in the area are hallow and underlain by competent bedrock. Therefore, Sigma Prime Geosciences, Inc., concludes that the likelihood of a landslide at the project site is low.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Geotechnical Study, Sigma Prime Geosciences, Inc., September 2020.

v. Coastal cliff/bluff instability or erosion?		Х
Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).		

Discussion: The project site is not located on a coastal cliff or bluff.

The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Project Location.

loss of topsoil?	7.b.	Result in substantial soil erosion or the loss of topsoil?		Х		
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Discussion: The project proposes 1,260 cubic yards (c.y.) of grading, including 900 c.y. of cut and 360 c.y. of fill. Given the topography of the project site, there is a potential for erosion to occur if proper erosion control measures are not implemented. The applicant has developed an erosion control plan that includes silt fencing around the perimeter of construction and a stabilized construction entrance from Bear Gulch Road, as well as other best management erosion control practices. Furthermore, staff is recommending the following mitigation measures to further minimize erosion and run-off from the project area and ensure grading and erosion control measures are implemented appropriately:

<u>Mitigation Measure 7</u>: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

Mitigation Measure 8: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

<u>Mitigation Measure 9</u>: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the

approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

The Project Amendment proposes an additional 1,745 c.y. of grading, including an additional 1,225 c.y. of cut to construct the driveway and an expanded basement level and 520 c.y. of fill for crawl space and driveway. The additional grading is in generally the same area as the previous scope. No new or increased impacts are generated from the increased grading and no new or revised mitigations are needed; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; County of San Mateo Grading Ordinance; County of San Mateo Erosion Control and Tree Protection Requirements.

	7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence,	X		
	severe erosion, liquefaction or collapse?			

Discussion: While landslide, liquefaction, lateral spreading, subsidence, and collapse are not identified as potentially significant impacts to the project, there is a moderate potential for significant erosion from project construction. Mitigation Measures 8-10 will ensure erosion from construction activities is minimized.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans.

7.d.	Be located on expansive soil, as defined		Х
	in Table 18-1-B of Uniform Building		
	Code, creating substantial direct or		
	indirect risks to life or property?		

Discussion: The project site is not identified as consisting of expansive soils per the geotechnical study completed by Sigma Prime Geosciences, Inc.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Geotechnical Study, Sigma Prime Geosciences, Inc., September 2020.

7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				Х
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Discussion: The project has been preliminarily reviewed by the County of San Mateo Environmental Health Services and has received conditional approval for the location of a septic system capable to serve the proposed residential development. The Project Amendment does not introduce any new impacts or require mitigation. Additionally, Environmental Health Services has reviewed and conditionally approved the Project Amendment; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; County of San Mateo Environmental Health Services.

<i>1</i> .†.	Directly or indirectly destroy a unique	Х	
	paleontological resource or site or		
	unique geologic feature?		

Discussion: The project site does not consist of any known or identified unique paleontological resources or geological features. Due to earthwork associated with the project, the project may have the potential to impact any unknown paleontological resources. Therefore, the following mitigation measure is recommended to minimize any potential unearthing and impact to any unknown paleontological resources with the project area.

<u>Mitigation Measure 10</u>: In the event that paleontological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significant of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Project Location; Cultural Resources Survey Report prepared by SWCA Environmental Consultants, dated July 2016.

8.	CLIMATE CHANGE. Would the project:				
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
8.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		Х		

Discussion: The project includes the removal of 30 trees of various species (Douglas fir, coast live oak, Pacific madrone) and sizes (ranging from 4 inches to 36 inches dbh) to accommodate the proposed development. In context to the surrounding forested area, the removal of trees will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted to replace the regulated trees proposed for removal.

Grading and construction activities associated with the project will result in the temporary generation of GHG emissions primarily from construction-related vehicles and equipment. Any such potential increase in GHG emission levels will be minimal and temporary. Mitigation Measure 3 in Section 3.b. will help ensure any such temporary emissions are minimized. The project introduces a new single-family residential use to the area. Any increase in GHG emissions associated with a new single-family residential use are not expected to be significant as residential use does not generate a high demand for traffic. Furthermore, the project is required to comply with all current California Codes, including California Energy Code and all mandatory requirements under the California Green Building Standards Code.

The Project Amendment proposes to remove an additional 8 trees; however, mitigation measure 4 ensures that removed trees are replaced. In context to the surrounding forested area, the additional focused tree removal will not significantly reduce GHG sequestration. No new or increased impacts are generated by the Project Amendment and no further mitigation is required than already provided and previously approved.

Source: San Mateo County Energy Efficiency Climate Action Plan (EECAP); Amended Project Plans.

8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		Х	
	greennouse gases?			

Discussion: The project does not conflict with the San Mateo County Energy Efficient Climate Action Plan. See staff's discussion in Section 8.a. above.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: San Mateo County Energy Efficiency Climate Action Plan (EECAP).

8.c.	Result in the loss of forestland or		Х
	conversion of forestland to non-forest		
	use, such that it would release signifi-		
	cant amounts of GHG emissions, or		
	significantly reduce GHG sequestering?		
1			

Discussion: The project site does not contain forestlands as defined in Public Resources Code Section 12220(g). The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Public Resources Code, Section 12220(g).

8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?	~
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Discussion: The project site is located over 7.5 miles from the ocean and therefore is not located within the coastal zone. The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Project Location.

8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				Х	
ocear risk to impao an Ac	Discussion: The project site is located over 7.5 miles from the ocean. Given the distance from th ocean and terrain between the project site and the ocean, the project will not generate any potentiar risk to life or structures due to sea level rise. The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary. Source: Project Location.					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				Х	
Discussion: The project site is not located within a 100-year flood hazard area. The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary. Source: Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0295E, effective October 16, 2012.						
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				Х	

Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0295E, effective October 16, 2012.

9.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				Х

Discussion: The project does not involve the use, transport, or disposal of hazardous materials. The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary. Source: Amended Project Plans. Create a significant hazard to the public Х 9.b. or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? Discussion: See staff's discussion in Section 9.a. above. The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary. Source: Amended Project Plans. Х 9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? **Discussion:** The project does not involve the emittance or handling of hazardous emissions. The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary. Source: Amended Project Plans. 9.d. Be located on a site which is included Х on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? **Discussion:** The project site is not listed on a hazardous materials site list. The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary. Source: California Department of Toxic Substances Control, Hazardous Waste and Substances Site List. 9.e. For a project located within an airport Х land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

Discussion: The project is not located within an airport land use plan or within 2 miles of a public airport. The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Project Location.

9.f.	Impair implementation of or physically		Х
	interfere with an adopted emergency		
	response plan or emergency evacuation		
	plan?		

Discussion: The project will be located on a privately-owned parcel where all improvements will be located within the parcel boundaries. A new driveway off of Bear Gulch Road will be constructed to serve the project; however, will be required to comply with any applicable driveway standards set forth by the Department of Public Works and Fire Department to ensure it will not interfere with emergency response services in the area. The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans.

9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		X	
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Discussion: The project site is located within a Very High Fire Hazard Severity Zone, State Responsibility Area. The project was reviewed by the Woodside Fire Protection District and received conditional approval subject to compliance with Chapter 7A of the California Building Code for ignition resistant construction and materials and acceptable slope and material for the driveway, among other fire prevention requirements. No further mitigation, beyond compliance with the standards and requirements of the Woodside Fire Protection District, are necessary.

The Project Amendment has been reviewed and conditionally approved by Woodside Fire Protection District, does not introduce any new impacts, and does not require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Cal-Fire, Fire Hazard Severity Zones Maps; Woodside Fire Protection District.

9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood		Х
	Flood Insurance Rate Map or other flood hazard delineation map?		

Discussion: The project parcel is not located within a 100-year flood hazard area. The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0295E, effective October 16, 2012.

9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				Х	
chang	Ission: See staff's discussion in Section 9.h le the above analysis; therefore, in accordar ndum is necessary.					
Sourc	ce: See source reference in Section 9.h. ab	ove.				
9.j.	Expose people or structures to a signifi- cant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				Х	
a dam Route San M	Ission: The project parcel is not located in a or levee as the project site is located in the 35) and Woodside Road (State Route 84), Mateo County. Furthermore, the project parc an Mateo County General Plan Hazards Map	upper hills be at a higher ele el is not withir	tween Skyline vation than ar	Boulevard (S by levee or dat	tate m in	
	roject Amendment does not change the abc lines Section 15164, only an Addendum is r		nerefore, in ac	cordance with	CEQA	
Sourc	ce: Project Location; San Mateo County Ge	neral Plan, Ha	zards Map.			
9.k.	Inundation by seiche, tsunami, or mudflow?				Х	
not loo	Discussion: According to the San Mateo County General Plan Hazards Map, the project parcel is not located in a tsunami or seiche inundation area. Furthermore, the project parcel is not located in an area of high landslide susceptibility.					
	Project Amendment does not change the abor lines Section 15164, only an Addendum is r		nerefore, in ac	cordance with	CEQA	
Source: San Mateo County General Plan, Hazards Map.						

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

synthetic organics, sediment, nutrients,		
oxygen-demanding substances, and		
trash))?		

Discussion: The project has the potential to generate polluted stormwater runoff during site grading and construction-related activities. However, these impacts would be reduced to a less than significant level with the implementation of Mitigation Measures 8–10.

The permanent project will be required to comply with the County's Drainage Policy requiring postconstruction stormwater flows to be at, or below, pre-construction flow rates. Additionally, the project must include Low Impact Development (LID) site design measures in compliance with Provision C.3.i of the County's Municipal Regional Stormwater Permit as the project is a standalone residence that would introduce over 16,000 sq. ft. new impervious surface. These guiding standards will ensure that post-construction water runoff does not violate any water quality standard as the project proposes to direct roof, driveway, and patio runoff to vegetated areas. Furthermore, the proposed septic system has been preliminarily reviewed and conditionally approved by County Environmental Health Services.

The Project Amendment proposes an additional 775 sq. ft. of new impervious surface. The proposed drainage plans have been reviewed and conditionally approved by the Drainage Review Section for compliance with the County's Drainage Policy and Municipal Regional Stormwater Permit, including for implementation of LID site design measures. No new significant impacts or new mitigation measures are necessary for the Project Amendment.

Source: Amended Project Plans; County of San Mateo Drainage Policy; County of San Mateo Environmental Health Services.

10.b.	Substantially decrease groundwater supplies or interfere substantially with		Х
	groundwater recharge such that the project may impede sustainable		
	groundwater management of the basin?		

Discussion: The project is not expected to deplete any groundwater supplies or interfere with groundwater recharge. Water service for the project will be served by California Water Service Company. Furthermore, the geotechnical investigation included soil borings to depths of 7.5 feet, to accommodate construction, without encountering groundwater.

The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated September 13, 2020.

10.c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:			
	i. Result in substantial erosion or siltation on- or off-site;		Х	

Discussion: The project does not involve the alteration of the course of a stream or river. Existing drainage patterns, consisting of sheet flow, will be altered by proposed grading and development of the property. An erosion and sediment control plan has been prepared by Sigma Prime Geosciences, Inc. to reduce stormwater related erosion and sediment from the project site during construction. Additionally, the project has been preliminarily reviewed and conditionally approved by the Planning and Building Department's Drainage Section. Furthermore, see staff's discussion in Section 10.a. above.

The Project Amendment proposes additional grading and impervious surface which would further alter pre-development drainage patterns; however, the Project Amendment includes an erosion and sediment control plan and has been reviewed and conditionally approved by the Drainage Review Section to ensure conformance with the County drainage standards. Therefore, the Project Amendment does not introduce any new impacts, or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; County of San Mateo Planning and Building Department, Drainage Section.

ii. Substantially increase the rate or		Х	
amount of surface runoff in a manner			
which would result in flooding on- or off-site;			

Discussion: The project will introduce a significant amount of new impervious surface to the site, however, required compliance with the County's Drainage Policy and Provision C.3.i of the County's Municipal Regional Stormwater Permit will ensure that any increased runoff is captured and released through appropriate measures (i.e., dry wells, vegetation). Furthermore, see staff's discussion throughout this section.

The Project Amendment proposes an additional 775 sq. ft. of new impervious surface. However, no new significant impacts are generated or new mitigation measures required for the Project Amendment. Therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary. See staff's discussion in Section 10.a.

Source: Amended Project Plans.

iii.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or		Х	

Discussion: There are no existing or planned public stormwater drainage systems in the Bear Gulch Road community. The project will result in new impervious surface and associated run-off. However, the project is required to comply with the County's Drainage Policy to balance pre-and-post construction flows, and Provision C.3.i of the County's Municipal Regional Stormwater Permit for LID site design measures. Compliance with these standards will prevent impacts to drainage systems and minimize additional sources of polluted runoff.

The Project Amendment proposes an additional 775 sq. ft. of new impervious surface. However, no new significant impacts are generated or new mitigation measures required for the Project Amendment. Therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary. See staff's discussion in Section 10.a.

Source: Amended Project Plans.

iv Impode or redirect fleed flews?			Х				
iv. Impede or redirect flood flows?			۸				
Discussion: See staff's discussion in Section 10.c.ii. above. Source: Amended Project Plans.							
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				Х			
Discussion: The project parcel is not located in a Project Amendment does not change the above a Guidelines Section 15164, only an Addendum is n Source: Project Location.	nalysis; theref						
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				Х			
Discussion: The project will not conflict with or o plan or sustainable groundwater management pla County's Drainage Policy and Provision C.3.i. of the for water quality control.	n. The project	t will be require	ed to conform	with the			
The Project Amendment does not change the abo Guidelines Section 15164, only an Addendum is n		nerefore, in ac	cordance with	CEQA			
Source: Amended Project Plans; County of San	Mateo Drainag	ge Policy.					
10.f. Significantly degrade surface or ground- water water quality?		Х					
Discussion: The project is required to comply with the County's Drainage Policy and Provision C.3.i of the Municipal Regional Permit which will prevent significant degradation of surface water quality after construction. Mitigation Measures 8-10 will help reduce construction-related stormwater impacts to a less than significant level. Furthermore, the project will be served by California Water Service Company, and therefore, not require the drilling of a well.							

The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans.

10.g. Result in increased impervious surfaces and associated increased runoff?	x	
and associated increased fution?		

Discussion: The project will result in increased impervious surfaces and associated increased runoff. The implementation of Mitigation Measures 8-10 will help reduce project related impacts to a less than significant level.

The Project Amendment proposes an additional 775 sq. ft. of new impervious surface. However, no new significant impacts are generated or new mitigation measures required for the Project Amendment. Therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary. See staff's discussion in Section 10.a

Source: Amended Project Plans.

11. LAND USE AND PLANNING. Would the project:					
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
11.a.	Physically divide an established community?				Х

Discussion: The project does not involve a land division or development that would result in the division of an established community. The project proposes a new single-family residence on a 5-acre parcel located in a rural area of the County that will be among other single-family developments on similarly sized rural parcels.

The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; Project Location.

11.b.	Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		Х	1
	environmental effect?			1

Discussion: The amended project will not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. An attached second dwelling unit, 1,500 sq. ft. in size, was approved under a Use Permit in 2017 in association with the development of a single-family residence. The project includes a 103 sq. ft. increase to the second dwelling unit, for a new total of 1,603 sq. ft. in size. There is no lot coverage or floor area maximum for development in the Resource Management District. Furthermore, given the location, topography, and distance from neighboring residences, the increased sq. ft. of the second dwelling unit is not expected to generate any increased adverse impacts that are not already generated and mitigated

for by the residence. Additionally, Environmental Health Services has preliminarily reviewed and conditionally approved the proposed increase in sq. ft. relative to the proposed septic system.

The Project Amendment includes a reduction to the size of the accessory dwelling unit (ADU) to 1,476 sq. ft., where the maximum size for an ADU is currently 1,500 sq. ft. for the parcel; therefore, the proposed ADU no longer requires a Use Permit. The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; County of San Mateo Zoning Ordinance.

activities)?

Discussion: The project consists of developing a single-family residence where improvements will be completely within the parcel boundaries of the privately-owned parcel. The adjacent parcels are already developed with single-family residences. Therefore, the project will not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas.

The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans.

12.	MINERAL RESOURCES. Would the project:				
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
12.a.	Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				Х

Discussion: The project parcel does not contain any known mineral resources, according to the Mineral Resources Map of the County's General Plan. The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: San Mateo County General Plan, Mineral Resources Map.

12.b.	Result in the loss of availability of a		х
	locally important mineral resource		
	recovery site delineated on a local		

general plan, specific plan or other land use plan?		
		1

Discussion: See staff's discussion in Section 12.a. above. The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: San Mateo County General Plan, Mineral Resources Map.

13.	NOISE . Would the project result in:						
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact		
13.a.	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			Х			
activit Section increat assoc exterion from r	Discussion: The project will generate short term noise associated with grading and construction activities. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code for Noise Control. Otherwise, any increased long-term project related noise impacts will be minimal as it would be limited to noise associated with a single-family use. Furthermore, the proposed development is oriented such that exterior activities associated with the residence (i.e. driveway/garage, patio/pool) will be insulated from neighboring residences by the proposed buildings.						
requir Adder	roject Amendment does not propose any sig e mitigation; therefore, in accordance with C ndum is necessary. :e: Amended Project Plans; County Ordinar	EQA Guidelin	es Section 15	164, only an			
13.b.	Generation of excessive ground-borne vibration or ground-borne noise levels?			Х			
 Discussion: See staff's discussion in Section 13.a. above. The Project Amendment does not propose any significant changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary. Source: Amended Project Plans; County Ordinance Code, Section 4.88.360 for Noise Control. 							
13.c.	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				Х		

Discussion: The project is not located within an area regulated by an airport land use plan or within 2 miles of a public airport. The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Project Location.

14. POPULATION AND HOUSING. Would the project:					
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
14.a.	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				Х
subjeo The P	Ission: All improvements associated with th ct parcel's boundaries and are only sufficient Project Amendment does not propose any ch ation; therefore, in accordance with CEQA Ge asary.	to serve the panges, introdu	proposed singl lice any new in	le-family resid	ence. ıire
Sourc	ce: Amended Project Plans.				
14.b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
new s any cł	ission: The project does not propose to dis ingle-family residence on an undeveloped pa hanges, introduce any new impacts or requir lines Section 15164, only an Addendum is n	arcel. The Pro e mitigation; t	oject Amendm	ent does not p	propose
Sourc	ce: Amended Project Plans.				

15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
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15.a.	Fire protection?		Х
15.b.	Police protection?		Х
15.c.	Schools?		Х
15.d.	Parks?		Х
15.e.	Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?		Х

Discussion: The project is limited to a new single-family residential use and therefore, will not involve new or physically altered government facilities or increase the need for new or physically altered government facilities. Additionally, the project will not affect service ratios, response times or other performance objectives for any of the public services in the area.

The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans.

16.	RECREATION . Would the project:				
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
16.a.	Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			Х	
recrea accele whose	ssion: The project will not increase use of itional facilities such that significant physical erated. The project will result in the addition e residents may use the numerous regional p uch use will be a minimal increase.	deterioration of a new sing	of the facility v le-family resid	vill occur or be ence to the ru	e ral area
	roject Amendment does not propose any ch tion; therefore, in accordance with CEQA Gu sary.				
Sourc	e: Amended Project Plans.				
16.b.	Include recreational facilities or require the construction or expansion of recreational facilities which might have				Х

an adverse physical effect on the environment?				
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Discussion: The project does not include any recreational facilities as proposed development is limited to single-family residential use. The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans.

17.	TRANSPORTATION. Would the project:				
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
17.a.	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				Х

Discussion: Proposed project improvements include the construction of a new private driveway from an existing private access easement off of Bear Gulch Road to serve the proposed single-family residence. The private access easement consists of an existing paved driveway to the adjacent residence at 1040 Bear Gulch Road. Furthermore, Bear Gulch Road is a privately maintained rural paved roadway serving numerous parcels in the unincorporated area of Woodside and is accessible from gated access off of Woodside Road (State Route 84). The project has been reviewed and conditionally approved by the Woodside Fire Protection District for emergency access to the proposed development. Additionally, traffic generated from a single-family residence is minimal. Therefore, the project is not expected to conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Additionally, the project does not require any or modified transit, bicycle or pedestrian facilities. Furthermore, the project involves the construction of a three-car garage, where two covered parking spaces is required pursuant to Section 6119 of the County's Zoning Regulations.

The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Project Location.

17.b.	Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria</i> <i>for Analyzing Transportation Impacts</i> ?		Х
	Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.		

Discussion: Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. A project's effect on automobile delay does not

constitute a significant environmental impact under CEQA. Per Section 15064.3, an analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. The County currently implements screening thresholds as guided by Senate Bill (SB) 743 and Section 15064.2 of the CEQA Guidelines. For rural residential areas such as the project location, thresholds of significant are determined on a case-by-case basis. The Project Amendment consists of a single-family residential development in a rural residential area that permits residential use. Additionally, traffic generated by the project would not have a substantial effect on the operation of local roadways and intersections, nor does the project include any modifications to the existing circulation system in the project vicinity that would result in a traffic safety hazard. The proposed residential use of the parcel would be compatible with the existing rural residential development in the project area. No mitigation is required.

Source: Project Location, San Mateo County Department of Public Works, Board of Supervisors Members Memo, dated September 23, 2020 for Change to Vehicle Miles Traveled as Metric to Determine Transportation Impacts under CEQA Analysis.

17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
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Discussion: The project proposes to construct a new driveway off of an existing private driveway (via an existing access easement) which serves the adjacent residence at 1040 Bear Gulch Road. The existing paved driveway connects to Bear Gulch Road, a privately maintained paved roadway, which connects to Woodside Road/State Route 84. Therefore, the project only proposes to construct a new private driveway off of an existing private driveway.

The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans.

17.d.	Result in inadequate emergency		Х
	access?		

Discussion: The project has been reviewed and conditionally approved by Woodside Fire Protection District for adequate emergency access in compliance with all applicable codes and regulations. The project includes an emergency fire turnaround which will be located on the project parcel.

The Project Amendment does not propose any changes, introduce any new impacts or require mitigation. Additionally, the Woodside Fire Protection District has reviewed and conditionally approved the Project Amendment; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; Woodside Fire Protection District.

18. TRIBAL CULTURAL RESOURCES. Would the project:

		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
18.a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
	 Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) 				x
Guide Sourc Resou	Project Amendment does not change the abo Plines Section 15164, only an Addendum is n Ce: Project Location; State Parks, Office of H urces; County General Plan, Background, Hi andices.	ecessary. Historical Pres	ervation, Liste	ed California H	
	 ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.) 		X		
consu the Co followi Enviro	Ission: The project is not subject to Assemblication requirements, as no traditionally or culounty to be informed of proposed projects in ing the Native American Heritage Commission on the formental Consultants requested a search of ed in no found records.	Ilturally affiliat the geograph on's (NAHC) r	ed tribe has re ic project area ecommended	equested, in w . However, in best practices	riting, to s, SWCA

Additionally, SWCA Environmental Consultants sent tribal consultation requests to five (5) Native American groups and individuals who may have knowledge of cultural resources in the Project area, as obtained from the NAHC. SWCA received two responses to the consultation requests, from Tony Cerda of the Coastanoan Rumsen Carmel Tribe and Irenne Zwierlein of the Amah Mutsun Tribal Band of Mission San Juan Bautista. The following mitigation measures are recommended based on the NAHC's best practices and recommendations from the representatives of the Native American tribes that responded to SWCA's outreach:

<u>Mitigation Measure 11</u>: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

<u>Mitigation Measure 12</u>: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Mitigation Measure 13: The following measures shall be adhered to:

- a. All crews working on the project are to receive Cultural Sensitivity Training.
- b. All earth movement including that which is or has been paved or built on is to have a Qualified and Trained Native American Monitor present at all times.
- c. An archaeological monitor with California San Francisco Bay Area Experience should be present during all earth movement.
- d. A copy of original site records and a copy of all monitoring notes for all earth movement for the project should be forwarded to the primarily contact for the Amah Mutsun Tribal Band of Mission San Juan Bautista.

The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans, Cultural Resources Survey Report prepared by SWCA Environmental Consultants, dated July 2016.

Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
			Х
	Impacts	Impacts Mitigated	-

installation of a new private septic system. No new or expanded water or wastewater treatment facilities are necessary to serve the proposed project. There are no public stormwater drainage facilities in the Bear Gulch Road community. The project includes the installation of a series of dry wells on private property to comply with the County's Drainage Policy, none of which are expected to cause a significant adverse environmental impact to the area. Furthermore, electrical, gas and telecommunication facilities would be available due to existing surrounding residential development on both sides of the project property. Therefore, no impacts are identified or mitigations necessary.

Source: Amended Project Plans, Project Location.

19.b.	Have sufficient water supplies available		Х	
	to serve the project and reasonably			
	foreseeable future development during			
	normal, dry and multiple dry years?			

Discussion: The project will be served by the California Water Service Company, which has sufficient water supply for the proposed development. The California Water Service Company has provided conditional approval of the project. The applicant will be required to submit all necessary applications and fees to the District for connection to their water system.

The Project Amendment does not propose any changes, introduce any new impacts or require mitigation. California Water Service Company has reviewed and conditionally approved the Project Amendment. Therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; Califronia Water Service Company.

		19.c.	Result in a determination by the waste- water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	
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Discussion: The project involves the installation of a private septic system to serve the proposed development. County Environmental Health Services has reviewed and conditionally approved the preliminary septic design plans.

The Project Amendment does not propose any changes, introduce any new impacts or require mitigation. County Environmental Health Services has reviewed and conditionally approved the Project Amendment. Therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans; County Environmental Health Services.

19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?		X	
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Discussion: Similar to neighboring properties, the proposed development will receive municipal trash pick-up service by Greenwaste. The single-family residence is expected to generate a minimal increase in waste. Furthermore, there is no indication that the landfill utilized has insufficient

capacity. The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans.

19.e.	Comply with Federal, State, and local		Х
	management and reduction statutes and		
	regulations related to solid waste?		

Discussion: Waste generated by single-family residential use is expected to be minimal. The project site will receive solid waste service by Greenwaste. Therefore, it is not expected that the use will result in waste production that would result in compliance issues with any Federal, State, or local statutes or regulations. The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans.

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
20.a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?			Х	

Discussion: The project is located within a Very High Fire Hazard Severity Zone, State Responsibility Area, as identified by the County's GIS maps.

No revisions to any adopted Emergency Operations Plan would be required as a result of the Project Amendment. As discussed in Section 9 (Hazards and Hazardous Materials), the Project Amendment would not impair or physically interfere with emergency response or evacuation plans. The project would be contained completely on private property and would not impact primary public access through the area. Therefore, impacts would be less-than-significant, and no mitigation is required.

Source: Amended Project Plans, Project Location, County GIS Maps.

20.b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			х		
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Discussion: The Project Amendment would be required to comply with the fire and building code standards for building materials, access, vegetation management and sprinklers. The project includes providing a fire turnaround onsite, building sprinklers, and underground electrical utility

service to reduce and minimize fire hazard. Therefore, the project is not expected to exacerbate wildlife risks and does not introduce a significant impact.

Source: Project Location, County GIS Maps.

20.c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities)		Х	
	that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			

Discussion: The Project Amendment does not involve a new road, fuel break, emergency water source, or other associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The project proposes underground electrical utility service. Therefore, the Project Amendment does not introduce a significant impact.

Source: Project Location, County GIS Maps.

20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? X
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Discussion: While the development will partially be located on a downslope, the project site is considered to have a low landslide potential based on geotechnical reconnaissance. Additionally, the proposed on-site drainage facilities have been sized and appropriately located to retain the stormwater on-site and allow for percolation onsite. As the project would not increase the risk of wildfire or the severity of wildfires, as discussed in Section 20.b., the project would not expose people or structures to significant risk from flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes.

Source: Amended Project Plans.

21.	MANDATORY FINDINGS OF SIGNIFICANCE.				
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
21.a.	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate				X

		important examples of the major periods of California history or prehistory?				
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Discussion: According to review of the California Natural Diversity Database (CNDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site. The nearest mapped sensitive habitat identified on the County's General Plan Sensitive Habitats Map is riparian habitat along Alambique Creek, which runs along a canyon south of Bear Gulch Road. Since the project site is located uphill, on the north side of Bear Gulch Road, the project would not have any impacts on this mapped riparian habitat. No other water bodies are located in the near vicinity of the project site, therefore, the project will not cause any adverse impact to a fish habitat.

The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: California Natural Diversity Database; San Mateo County General Plan, Sensitive Habitats Map; Amended Project Plans; Project Location.

21.b.	Does the project have impacts that are		Х
	individually limited, but cumulatively		
	considerable? ("Cumulatively consider-		
	able" means that the incremental effects of a project are considerable when		
	viewed in connection with the effects of		
	past projects, the effects of other current		
	projects, and the effects of probable		
	future projects.)		

Discussion: A majority of the parcels along Bear Gulch Road are already developed with singlefamily residences. It is not likely that the incremental effects of this project are considerable when viewed in conjunction with the effects of past, current, and probably future private or public projects in this area. The project site is located in a rural area where the rate and intensity of development is low. While the project will potentially result in site specific impacts as discussed in this document, incorporation of the recommended mitigation measures will reduce these impacts to a less than significant level. No other new residential development is proposed in the area. Any future project will be subject to review under the California Environmental Quality Act.

The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Subject Document; Amended Project Plans.

21.c. Does the project have environmental effects which will cause substantial	Х		
adverse effects on human beings, either directly or indirectly?			

Discussion: The project could result in environmental impacts that could both directly and indirectly cause impacts on human beings, including the introduction of new sources of light and glare, temporary air quality impacts from construction-related emissions, and temporary greenhouse gas emissions from construction-related activities; see Sections 1, 3, and 7. However, the implementation of the recommended mitigation measures included in this document, and mitigation

measures proposed in the project plans, will adequately reduce any potential impacts to a less than significant level.

The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Subject Document; Amended Project Plans.

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

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

MITIGATION MEASURES		
	Yes	<u>No</u>
Mitigation measures have been proposed in project application.	Х	
Other mitigation measures are needed.	Х	

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

<u>Mitigation Measure 1</u>: All proposed lighting (interior and exterior) shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.

<u>Mitigation Measure 2</u>: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

<u>Mitigation Measure 3</u>: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- e. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 4: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. Any regulate oak tree removal shall be replaced with the same species. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size and location. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets.

Mitigation Measure 5: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate

measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 6: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

<u>Mitigation Measure 7</u>: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

Mitigation Measure 8: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

<u>Mitigation Measure 9</u>: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Mitigation Measure 10: In the event that paleontological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significant of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 11: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 12: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Mitigation Measure 13: The following measures shall be adhered to:

- a. All crews working on the project are to receive Cultural Sensitivity Training.
- b. All earth movement including that which is or has been paved or built on is to have a Qualified and Trained Native American Monitor present at all times.
- c. An archaeological monitor with California San Francisco Bay Area Experience should be present during all earth movement.

d. A copy of original site records and a copy of all monitoring notes for all earth movement for the project should be forwarded to the primarily contact for the Amah Mutsun Tribal Band of Mission San Juan Bautista.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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

(Signature)

Date

Х

(Title)

ATTACHMENTS:

- A. Vicinity Map
- B. Amended Project Plans



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT



COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT SUBSEQUENT MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: <u>Jian Single-Family Residence</u> <u>(Amendment)</u>, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2016-00111

OWNER: The Gfl Group Inc.

APPLICANT: Jane Jian, The Gfl Group Inc.

ASSESSOR'S PARCEL NO.: 072-240-230

LOCATION: Bear Gulch Road, unincorporated Woodside

PROJECT DESCRIPTION

Project Scope Changes:

This subsequent Mitigated Negative Declaration has been prepared to address project scope changes since certification of the previous 2017 Initial Study (IS) and Mitigated Negative Declaration (MND). The changes include, increasing the square footage of the two-story residence to 7,911 sq. ft.; adding a subgrade 2,770 sq. ft. habitable basement to the proposed two-story single-family residence; modifying the three-car garage to be constructed as a detached 789 sq. ft. three-car garage on the eastern side of the residence, and creating an office mezzanine (within the garage); and increasing the pool house to 574 sq. ft. in size. Additionally, the second unit floor area is increasing 103 sq. ft. to a new total of 1,603 sq. ft. in size. The amended project will require an addition 110 cubic yards of excavation for the new basement. The proposed site modifications will increase the number of trees necessary for removal from 28 trees to 30 trees including Douglas fir, coast live oak, and Pacific madrone trees ranging in size from 4 inches diameter at breast height (dbh) to 36 inches dbh, of which 12 require a permit to be removed due to their size. A copy of the previously certified IS/MND are included as Attachment C of the Initial Study for reference.

Based on the proposed changes, an amendment to the previously approved Resource Management (RM) Permit, Grading Permit, and Use Permit are required

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

- 2. The project will not have adverse impacts on the flora or fauna of the area.
- 3. The project will not degrade the aesthetic quality of the area.
- 4. The project will not have adverse impacts on traffic or land use.
- 5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
 - c. Create impacts for a project which are individually limited, but cumulatively considerable.
 - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

<u>Mitigation Measure 1</u>: All proposed lighting (interior and exterior) shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.

<u>Mitigation Measure 2</u>: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

<u>Mitigation Measure 3</u>: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

- d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- e. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 4: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size and location. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets.

<u>Mitigation Measure 5</u>: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

<u>Mitigation Measure 6</u>: In the event that paleontological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significant of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 7: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

<u>Mitigation Measure 8</u>: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

<u>Mitigation Measure 9</u>: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

Mitigation Measure 10: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

<u>Mitigation Measure 11</u>: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

<u>Mitigation Measure 12</u>: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Mitigation Measure 13: The following measures shall be adhered to:

- a. All crews working on the project are to receive Cultural Sensitivity Training.
- b. All earth movement including that which is or has been paved or built on is to have a Qualified and Trained Native American Monitor present at all times.
- c. An archaeological monitor with California San Francisco Bay Area Experience should be present during all earth movement.

d. A copy of original site records and a copy of all monitoring notes for all earth movement for the project should be forwarded to the primarily contact for the Amah Mutsun Tribal Band of Mission San Juan Bautista.

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: February 13, 2019 to March 4, 2019

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., March 4, 2019**.

CONTACT PERSON

Summer Burlison Project Planner, 650/363-1815 <u>sburlison@smcgov.org</u>

Summer Burlison, Planner III

SB:pac - SSBDD0043 WPH.DOCX

County of San Mateo Planning and Building Department

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

- 1. **Project Title:** Jian Single-Family Residence (Amendment)
- 2. County File Number: PLN 2016-00111
- 3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063
- 4. **Contact Person and Phone Number:** Summer Burlison, Project Planner; 650/363-1815 or <u>sburlison@smcgov.org</u>
- 5. **Project Location:** Bear Gulch Road, unincorporated Woodside
- 6. Assessor's Parcel Number and Size of Parcel: 072-240-230, 5.06 acres
- 7. **Project Sponsor's Name and Address:** Jane Jian, The Gfl Group Inc., 155 Canyon Road, Portola Valley, CA 94028
- 8. General Plan Designation: Open Space
- 9. **Zoning:** Resource Management (RM)
- 10. Description of the Project:

Background:

An Initial Study (IS) and Mitigated Negative Declaration (MND) were previously prepared for the project and certified by the County of San Mateo in 2017. A copy of these previous documents are included as Attachment C for reference. CEQA Guidelines Section 15162(b) states that if changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent negative declaration if required under subdivision (a); otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation. This subsequent IS and attached MND have been prepared to address project scope changes since certification of the previous 2017 IS/MND.

Project Scope Changes:

Project scope changes since the previous 2017 IS/MND are included in the amended plans, see Attachment B. The changes include, increasing the square footage of the two-story residence to 7,911 sq. ft.; adding a subgrade 2,770 sq. ft. habitable basement to the proposed two-story single-family residence; modifying the three-car garage to be constructed as a detached 789 sq. ft. three-car garage on the eastern side of the residence, and creating an office mezzanine (within the garage); and increasing the pool house to 574 sq. ft. in size.

Additionally, the second unit floor area is increasing 103 sq. ft. to a new total of 1,603 sq. ft. in size. The amended project will require an additional 110 cubic yards of excavation for the new basement. The proposed site modifications will increase the number of trees necessary for removal from 28 trees to 30 trees including Douglas fir, coast live oak, and Pacific madrone trees ranging in size from 4 inches diameter at breast height (dbh) to 36 inches dbh, of which 12 require a permit to be removed due to their size.

Based on the proposed changes, an amendment to the previously approved Resource Management (RM) Permit, Grading Permit, and Use Permit are required.

- 11. Surrounding Land Uses and Setting: See 2017 Initial Study, Attachment C.
- 12. Other Public Agencies Whose Approval is Required: None
- 13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?: No, there are no California Native American tribes affiliated with the project area that have requested consultation pursuant to Public Resources Code Section 21080.3.1.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

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

		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
1.a.	Have a significant adverse effect on a scenic vista, views from existing residen- tial areas, public lands, water bodies, or roads?			Х	

Mountains. The parcel fronts Bear Gulch Road with a moderate slope uphill to the only relatively flat area of the 5-acre parcel. The sloped frontage, similar to the majority of the parcel, consists of fairly dense, mature tree coverage. The relatively flat project site area is surrounded by moderate downslopes to the east, west, and south, and a steeper downslope to the north. The center of the project site area is relatively clear of trees and vegetation. Existing residential development to the east and west are minimally visible from the project site through intervening mature tree canopy. A new driveway will be constructed from the parcel's frontage on Bear Gulch Road up to the project site area. Existing topography and trees in this area will help screen the driveway and uphill residential development from the roadway. The nearest water bodies are Alambique Creek located downhill in a canyon on the south side of Bear Gulch Road and Bear Gulch Creek located downhill in a canyon north of the project site, approximately 0.3 miles away. Bear Gulch Creek runs through undeveloped rural property owned by the California Water Service Company. The parcel's location, topography, and extent of tree coverage will minimize any visual impacts from the project to the surrounding area.

Source: Amended Project Plans; Project Location.

1.b. Significantly damage or destroy scenic resources, including, but not limited to,	X	
trees, rock outcroppings, and historic buildings within a state scenic highway?		

Discussion: The revised project proposes to remove 30 trees in and around the immediate project area in order to accommodate the proposed development. Tree removal consists of 3 Douglas fir (ranging from 9 inches to 24 inches dbh), 20 coast live oak (ranging in size from 11 inches to 36 inches dbh), and 7 Pacific madrone (ranging in size from 4 inches to 19 inches dbh). As mentioned, proposed tree removal will be limited to the immediate project area and to that necessary to construct the project. Given the extent of mature trees on the 5-acre parcel and surrounding area, the proposed removals will not cause significant damage to scenic resources as the removals will be localized to the interior of the parcel in the immediate area of the project site. See also staff's discussion in Section 4.e below.

Source: Amended Project Plans; Project Location.

1.c.	Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?		X	
				L

Discussion: The project parcel is located on a ridgeline of the northern end of the Santa Cruz Mountains. The parcel is minimally visible from the immediate residential properties to the east and west through intervening tree canopy, which is proposed to remain. Due to the parcel's topography and tree coverage, the project site would be minimally visible from Bear Gulch Road, which is a private rural road serving rural residential developments in the area. While the majority of the 5-acre parcel consists of dense tree coverage, the relatively flat building site area is relatively absent of dense tree coverage. There is an opening in the perimeter canopy coverage of the building site, at the rear of the building site (north side), that provides a private overlook to the lower undeveloped lands to the north of the parcel owned by California Water Service Company. Due to the significant drop in elevation and distance from California Water Service Company land or beyond, the proposed project may be minimally visible from far distances. The project proposes to use subdued gray colors to help minimize any visual impacts to the rural area.

The project site area is relatively flat; however, 1,260 cubic yards (c.y.) of grading is proposed, including 900 c.y. of cut to construct a new driveway, crawl spaces, and basement for the residence, and 360 c.y. of fill to create outdoor patio space. Except for a new driveway, the crawl spaces and basement excavation will be subgrade. The proposed grading is the minimum necessary to implement the project and would not significantly alter topography or ground surface relief features.

Source: Amended Project Plans; Project Location.

1.d.	Create a new source of significant light	X		
	or glare that would adversely affect day or nighttime views in the area?			

Discussion: The majority of the project will be screened from surrounding views by topography, tree coverage, and distance of the development to neighboring properties and roadways. However, new light sources and glare from the proposed development has the potential to generate adverse impacts on day and nighttime views along the rear side of the development where the tree canopy opens up to the lower distant region. The rear yard is proposed to include substantial outdoor usable space including a pool and spa, outdoor kitchen/BBQ area, and patios. The following mitigation measures are recommended to minimize any adverse daytime or nighttime view impacts from light or glare that the project may introduce to the area:

<u>Mitigation Measure 1</u>: All proposed lighting (interior and exterior) shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.

<u>Mitigation Measure 2</u>: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

Source: Amended Project Plans; Project Location.

1.e.	Be adjacent to a designated Scenic		x
	Highway or within a State or County		
	Scenic Corridor?		

Discussion: The parcel is not located within, or adjacent to, a designated Scenic Highway or State or County Scenic Corridor. The parcel is approximately 0.37 miles east of the nearest scenic corridor (i.e., Skyline State Scenic Corridor).

Source: San Mateo County General Plan, Scenic Corridors Map.

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X				
	Discussion: The parcel is not located within a Design Review District. Source: San Mateo County Zoning Map.								
1.g.	Visually intrude into an area having natural scenic qualities?		X						
	Discussion: See staff's discussion in Section 1.a. – 1.d. above. Source: Amended Project Plans; Project Location.								

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

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

Discussion: According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is designated "Other Land" and therefore is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

Source: California Department of Conservation, Farmland Mapping and Monitoring Program Map (2017).

2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?		х	

and r	ussion: The project parcel is zoned Resourd esidential uses. Furthermore, the parcel is n Iliamson Act contract.	-	• •	•	
	ce: San Mateo County Zoning Regulations; ided Project Plans.	San Mateo Co	ounty Agricultu	ral Preserves	Мар;
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
agricu Resor tree c projec	ussion: The project parcel is not located in a ultural activities. Furthermore, the project is a urces Code Section 12220(g) which defines over of any species and that allows for mana ct site is an undeveloped, privately-owned 5- entially developed rural properties.	not considered forestland as I agement of on	l forestland pu and that can s e or more fore	ursuant to Publ support 10% na st resources.	lic ative
	ce: California Department of Conservation,); Public Resources Code Section 12220(g);			itoring Progra	m Map
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				Х
	ussion: The project parcel is not located wit ce: Project Location.	hin the Coasta	Il Zone.		
2.e.	Result in damage to soil capability or loss of agricultural land?				Х
or agr Map.	ussion: The project parcel is not located in a ricultural capabilities, based on the San Mate	eo County Ger	ieral Plan Prod		
Sour	ce: San Mateo County General Plan, Produ	ctive Soil Reso	ources Map.	I · · · · · · · · · · · · · · · · · · ·	
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X

Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.			
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Discussion: The property is zoned Resource Management (RM). Residential uses are allowed in the RM Zoning District subject to an RM permit, which the applicant is seeking as part of the subject project. No proposed zoning changes are included as part of this project.

Source: San Mateo County Zoning Regulations; Amended Project Plans.

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

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

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

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

Source: BAAQMD 2017 Clean Air Plan; Amended Project Plans.

3.b.	Violate any air quality standard or contribute significantly to an existing or	х		
	projected air quality violation?			

Discussion: During project construction, air emissions in the form of fugitive dust and exhaust will be generated from site grading, construction equipment, and construction vehicles. However, any such construction-related emissions will be temporary and localized.

The BAAQMD provides preliminary screening criteria in their 2017 BAAQMD CEQA Guidelines to indicate whether a project would result in the generation of construction-related criteria air-pollutants and/or precursors that exceed defined thresholds of significance. The proposed project, with the basic construction mitigation control measures below, meets the screening criteria indicating a less than significant impact for construction-related activities. Furthermore, Section 2-1-113 (*Exemption, Sources and Operations*) of the BAAQMD General Requirements exempts sources of air pollution associated with the construction of a single-family residence used solely for residential purposes, as well as road construction, from obtaining an Authority to Construct or Permit to Operate.

<u>Mitigation Measure 3</u>: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

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

Source: BAAQMD CEQA Guidelines, May 2017; BAAQMD 2017 Clean Air Plan; Amended Project Plans.

3.c.	Result in a cumulatively considerable	Х	
	net increase of any criteria pollutant for which the project region is non-		
	attainment under an applicable Federal		
	or State ambient air quality standard (including releasing emissions which		
	exceed quantitative thresholds for ozone precursors)?		

Discussion: The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (state status) and PM 2.5 (state status), including the 24-hour PM 2.5 national standard. Therefore, any increase in these criteria pollutants is significant. Implementation of the project will generate temporary increases in these criteria pollutants due to construction vehicle emissions and dust generated from earthwork activities. Mitigation Measure 3 will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level. Furthermore, the California Air Resources Board (CARB) provides regulation over vehicles of residents in the State of California, including the operation of any vehicles that would be associated with the proposed single-family residence, to ensure vehicle operating emissions are minimized in the effort towards reaching attainment for Ozone, among other goals. The current project amendment is not expected to generate a significant change to this conclusion.

Source: BAAQMD Air Quality Standards and Attainment Status, URL (2018); Amended Project Plans.

3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?		X		
nature reside and v Mitiga to a le	ussion: Any pollutant emissions generated e. The project site is in a rural area with fe ences) located within the nearby project vio regetation will help to insulate the project a ation Measure 3 will minimize any potential ess than significant level. ce: Amended Project Plans; Project Locat	w sensitive re inity. Additior rea from nearl significant ex	ceptors (i.e., s nally, the surro by sensitive re	ingle-family ounding tree ca ceptors. Furth	anopy nermore,
3.e.	Create objectionable odors affecting a significant number of people?				Х
a rura could	ussion: The project proposes developmer al area of the unincorporated County and th affect a significant number of people. ce: Amended Project Plans.				
3.f.	Generate pollutants (hydrocarbon, thermal odor, dust or smoke		X		

Source: See sources in Section 3.b. and 3.c. above.

		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
4.a.	Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Depart- ment of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

General Plan Sensitive Habitats Map is riparian habitat along Alambique Creek, which runs along a canyon south of Bear Gulch Road. Since the project site is located uphill, on the north side of Bear Gulch Road, the project will not have any impacts on this mapped riparian habitat.

Source: California Natural Diversity Database; San Mateo County General Plan, Sensitive Habitats Map.

4.b.	Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and		X
	Wildlife or U.S. Fish and Wildlife Service?		

Discussion: There are no riparian habitats or other sensitive natural communities located on the project site. See staff's discussion in Section 4.a. above.

Source: San Mateo County General Plan, Sensitive Habitats Map; Amended Project Plans; Site Visit, 2017.

4.c.	Have a significant adverse effect on		х
	federally protected wetlands as defined		
	by Section 404 of the Clean Water Act		
	(including, but not limited to, marsh,		
	vernal pool, coastal, etc.) through direct		
	removal, filling, hydrological interruption,		
	or other means?		

Discussion: There are no wetlands located within the project area.

Source: U.S. Fish and Wildlife Service, Wetland Mapper V2 (2017).

4.d.	Interfere significantly with the movement		
	of any native resident or migratory fish or		
	wildlife species or with established native		
	resident migratory wildlife corridors, or		
			-
	impede the use of native wildlife nursery		
	sites?		

Discussion: See staff's discussion in Section 4.a. above.

Source: See sources referenced in Section 4.a. above.

		X	
4.e.	Conflict with any local policies or ordi-	X	1
	nances protecting biological resources,		
	such as a tree preservation policy or		
	ordinance (including the County Heritage		
	and Significant Tree Ordinances)?		

Discussion: The project proposes to remove 30 trees consisting of 3 Douglas fir (9 inches, 12 inches, and 22 inches dbh), 20 coast live oaks (ranging in size from 11 inches dbh to 36 inches dbh), and 7 Pacific madrones (ranging in size from 4 inches to 19 inches dbh). The trees proposed for removal are the minimum necessary to accommodate the proposed development as these trees

are within the footprint of proposed development (including building, driveway, and utilities). The Development Review Criteria of the Resource Management (RM) District Regulations prohibits the removal of trees with a trunk circumference of more than 55 inches measured at 4.5 feet above the average surface of the ground (or more than 17.5 inches dbh), except as may be required for development permitted under the Zoning Regulations, among other reasons. The RM District allows single-family residences subject to the issuance of an RM permit. Of the 30 trees proposed for removal, 12 are of a size falling under regulation by the RM District Development Review Criteria and therefore, require an RM Permit for which the applicant is seeking. As mentioned, removal of these trees are necessary to accommodate the proposed single-family residential development. No trees proposed for removal are considered heritage trees by definition (Section 11,050(g)) under the County's Heritage Tree Ordinance. Replacement tree plantings shall be provided at a 1:1 ratio of 15-gallon (minimum) sized trees of native species for the regulated trees proposed for removal. Furthermore, any regulated oak trees removed shall be replaced with the same species.

Mitigation Measure 4: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size and location. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets.

Source: Amended Project Plans; San Mateo County Zoning Regulations; San Mateo County Significant Tree Ordinance; San Mateo County Heritage Tree Ordinance.

4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?		X

Discussion: There are no adopted Habitat Conservation Plans, Natural Conservation Community Plans or other approved local, regional, or State habitat conservation plans for the project site.

Source: California Department of Fish and Wildlife, Habitat Conservation Planning, California Regional Conservation Plans Map.

1	4.g.	Be located inside or within 200 feet of a		Х
		marine or wildlife reserve?		

Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve.

Source: U.S. Fish and Wildlife Services, National Wildlife Refuge System Locator.

4.h. Result in loss of oak woodlands or other non-timber woodlands?	Х		
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Discussion: State Senate Concurrent Resolution No. 17 requires state agencies to preserve and protect native oak woodlands to the maximum extent feasible or provide replacement plantings when oak woodlands are removed. For the purposes of the measure, "oak woodlands" means a five-acre circular area containing five or more oak trees per acre. The project parcel is smaller than the defined five-acre circular area under the State Senate Resolution. Nonetheless, the project does propose to remove non-timber woodlands consisting of a total of 30 trees of various species (i.e., Douglas fir, coast live oak, and Pacific madrone), of which 12 require a permit to remove due to their

size (17.5 inches dbh or greater). Replacement plantings are required for the regulated trees proposed for removal. See staff's discussion in Section 4.e above

Source: State Senate Concurrent Resolution No. 17.

	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				Х
Discussion: According to a cultural resources si does not contain any historical resources.	urvey report pr	epared by SW	CA, the project	ct site
Source: Cultural Resources Survey Report prep July 2016.	ared by SWCA	Environment	al Consultants	s, dated
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
Discussion: A cultural resources survey report p there is a possibility that buried or obscured archa construction. Therefore, the following mitigation	aeological reso	ources may be		•
Mitigation Measure 5: In the event that archaed during construction, work in the immediate vicinity qualified archaeologist can evaluate the significant continue in other areas beyond the 25-foot stop w someone who meets the Secretary of the Interior archaeology. The Current Planning Section shall shall be done in the stop work area until the archae and those measures have been approved by the	y (within 25 fee nce of the find. vork area. A qu 's Professional I be notified of aeologist has r	et) of the find n Construction ualified archae Qualifications such findings, ecommended	nust stop until activities may cologist is defi s Standards in and no addition appropriate m	a ned as onal worl neasures
Source: Cultural Resources Survey Report prep July 2016.	pared by SWCA	A Environment	al Consultants	s, dated
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		Х		
Discussion: The project site does not consist of resources or geological features. Due to earthwo have the potential to impact any unknown paleon mitigation measure is recommended to minimize unknown paleontological resources with the project of the project o	ork associated itological resou any potential u	with the project irces. Therefo	ct, the project ore, the followi	may ng

Mitigation Measure 6: In the event that paleontological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significant of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Source Project Location; Cultural Resources Survey Report prepared by SWCA Environmental Consultants, dated July 2016.

5.d.	Disturb any human remains, including	Х		
	those interred outside of formal			ĺ
	cemeteries?			ĺ
		1	1	1

Discussion: There is a possibility for the discovery of human remains during ground disturbance and/or construction related activities. Therefore, the following mitigation measure is recommended:

<u>Mitigation Measure 7</u>: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Source: Cultural Resources Survey Report prepared by SWCA Environmental Consultants, dated July 2016.

6.	GEOLOGY AND SOILS. Would the project:					
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact	
6.a.	Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:					
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? <i>Note: Refer to Division of Mines and Geology</i>				X	
	Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.					

Discussion: The project site is not located in an Alquist-Priolo Earthquake Fault Zone or special study area where fault rupture is likely to occur.

Source: State of California, Division of Mines and Geology, Special Studies Zones Map, Woodside Quadrangle, July 1, 1974; Geotechnical Study, Sigma Prime Geosciences, Inc., April 2016.

ii. Strong seismic ground shaking?			Х		
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Discussion: According to a geotechnical study prepared for the project by Sigma Prime Geosciences, Inc., the project site is located in an active seismic area with the closest active fault being the San Andreas fault located approximately 2.3 km east of the project site. The project is required to comply with all seismic design criteria of the current California Building Code which sets forth the minimum load requirements for the seismic design of structures. Therefore, no additional mitigation is necessary beyond current Building Code compliance.

Source: Geotechnical Study, Sigma Prime Geosciences, Inc., April 2016.

iii. Seismic-related ground failure,		Х	
including liquefaction and differential			
settling?			

Discussion: According to Sigma Prime Geosciences, Inc., subsurface conditions of the project area consist of sandstone and shale that is characterized as weathered and weak but very dense. Due to the density of this underlying rock, the likelihood of significant damage caused by differential compaction is negligible. Additionally, loose, saturated sandy soils which are most susceptible to liquefaction were not encountered in the project area. Therefore, the likelihood of liquefaction on the project site is negligible.

Source: Geotechnical Study, Sigma Prime Geosciences, Inc., April 2016.

iv. Landslides?			Х	
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Discussion: The U.S. Geological Survey's Landslide Susceptibility Map of 1972 identifies the front portion of the project parcel (where the driveway is proposed) as having a moderate susceptibility to landslides and the remaining area of the parcel, including where the building site is proposed, to have the highest susceptibility to landslides. The Map clarifies that some areas may be relatively stable and suitable for development whereas other areas are active and causing damage to structures. A geotechnical study of the project site prepared by Sigma Prime Geosciences, Inc. states that based on site reconnaissance and geologic map review, there are no indications that landslide activity will have an adverse impact on the subject site. The steeper slope to the north of the building site shows no signs of historic slope instability and soils in the area are hallow and underlain by competent bedrock. Therefore, Sigma Prime Geosciences, Inc., concludes that the likelihood of a landslide at the project site is low.

Source: Geotechnical Study, Sigma Prime Geosciences, Inc., April 2016.

v. Coastal cliff/bluff instability or erosion?		~
Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).		

Discussion: The project site is not located on a coastal cliff or bluff.

6.b.	Result in significant soil erosion or the loss of topsoil?		Х		
360 c. proper contro constr practio erosio	ission: The project proposes 1,260 cubic y y. of fill. Given the topography of the project r erosion control measures are not implement of plan that includes silt fencing around the project function entrance from Bear Gulch Road, as ces. Furthermore, staff is recommending the in and run-off from the project area and ensimented appropriately:	ct site, there is inted. The app perimeter of con well as other be e following mit	a potential fo licant has de nstruction and est managen igation meas	r erosion to oc veloped an ero d a stabilized nent erosion co ures to further	cur if osion ontrol minimize
Count	ation Measure 8: The applicant shall subm y's General Erosion and Sediment Control t of the building permit plans submittal.				
throug Excep excep operat	ation Measure 9: No grading shall be allow th April 30) to avoid increased potential soil tion to the Winter Grading Moratorium and tion. Exceptions will only be granted if dry tions, and the erosion control plan includes nining factors).	erosion, unless the Community weather is fore	s the applica / Developme casted during	nt applies for a nt Director grai scheduled gra	n nts the ading
condu approי	ation Measure 10 : An Erosion Control and cted prior to the issuance of a grading pern ved erosion control and tree protection mea d disturbing activities.	nit "hard card" a	and building p	permit to ensur	e the
	e: Amended Project Plans; County of San on Control and Tree Protection Requiremen		g Ordinance;	County of San	Mateo
Erosio			y Ordinance; X	County of San	Mateo
Erosic 6.c. Discu identif erosio	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence,	ts. I spreading, su project, there is	X bsidence, an	d collapse are potential for si	not gnifican
Erosic 6.c. Discu identif erosio activiti	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse? ssion: While landslide, liquefaction, latera ied as potentially significant impacts to the n from project construction. Mitigation Mea	ts. I spreading, su project, there is	X bsidence, an	d collapse are potential for si	not gnifican

_		
6.e.	Have soils incapable of adequately	X
	supporting the use of septic tanks or	
	alternative wastewater disposal systems	
•	where sewers are not available for the	
	disposal of wastewater?	

Discussion: The project has been preliminarily reviewed by the County of San Mateo Environmental Health Services and has received conditional approval for the location of a septic system capable to serve the proposed residential development.

Source: Amended Project Plans; County of San Mateo Environmental Health Services.

7.	CLIMATE CHANGE. Would the project:						
	- -	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact		
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		Х				
oak, F propo releas	Ussion: The project includes the removal of Pacific madrone) and sizes (ranging from 4 i bsed development. In context to the surroun se significant amounts of GHG emissions or ermore, new trees will be planted to replace	nches to 36 in ding forested a significantly re	ches dbh) to a area, the remo educe GHG se	ccommodate val of trees wi	the ill not		
of GH increa	ing and construction activities associated wit IG emissions primarily from construction-rela ase in GHG emission levels will be minimal a on 3.b. will help ensure any such temporary	ated vehicles a and temporary	and equipment . Mitigation M	. Any such po	otential		
emiss reside comp	Section 3.b. will help ensure any such temporary emissions are minimized. The project introduces a new single-family residential use to the area. Any increase in GHG emissions associated with a new single-family residential use are not expected to be significant as residential use does not generate a high demand for traffic. Furthermore, the project is required to comply with all current California Codes, including California Energy Code and all mandatory requirements under the California Green Building Standards Code.						
Sour Plans	ce: San Mateo County Energy Efficiency Cl s.	imate Action F	Plan (EECAP);	Amended Pro	oject		
7.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X			

Discussion: The project does not conflict with the San Mateo County Energy Efficient Climate Action Plan. See staff's discussion in Section 7.a. above.									
Sourc	ce: San Mateo County Energy Efficiency Cl	imate Action P	Plan (EECAP).						
7.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release signifi- cant amounts of GHG emissions, or significantly reduce GHG sequestering?				Х				
	Discussion: The project site does not contain forestlands as defined in Public Resources Code Section 12220(g).								
Sourc	e: Public Resources Code, Section 12220	(g).							
7.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				х				
	ssion: The project site is located over 7.5 the coastal zone.	miles from the	ocean and the	erefore is not I	ocated				
Sourc	e: Project Location.								
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				Х				
ocean	ssion: The project site is located over 7.5 and terrain between the project site and the life or structures due to sea level rise.								
Sourc	e: Project Location.								
7.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X				
Discu	ssion: The project site is not located withir	n a 100-year flo	ood hazard are	ea.					
	e: Federal Emergency Management Agen C0295E, effective October 16, 2012.	cy, Flood Insu	rance Rate Ma	ap, Community	/ Panel				
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				Х				
Discu	ssion: The project site is not located withir	n a 100-year flo	ood hazard ar	ea.					

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Source: Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0295E, effective October 16, 2012.

		Potentially	Significant	Less Than	이 같이 있다. 것이 이 것이 가
		Significant Impacts	Unless Mitigated	Significant Impact	No Impact
8.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				х
	ussion: The project does not involve the use ce: Amended Project Plans.	e, transport, or	disposal of ha	azardous mate	erials.
8.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident condi- tions involving the release of hazardous materials into the environment?				x
	ussion: See staff's discussion in Section 8.a	a. above.			· · · ·
Sour	ce: Amended Project Plans.				
8.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or				X
	proposed school?				
Discu		hittance or hand	dling of hazard	dous emission	IS.
	proposed school?	ittance or han	dling of hazard	dous emission	IS.
	proposed school? ussion: The project does not involve the em	ittance or han	dling of hazard	dous emission	s. X
Sour 8.d.	proposed school? ussion: The project does not involve the em ce: Amended Project Plans. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public			dous emission	

8.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
Discu airport	ssion: The project is not located within an	airport land us	e plan or withi	n 2 miles of a	public
Sourc	e: Project Location.				
8.f.	For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				Х
Discu	ssion: The project is not located within the	vicinity of any	known private	e airstrip.	
Sourc	e: Project Location.				
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				Х
locate serve forth b	ssion: The project will be located on a prive d within the parcel boundaries. A new drive the project; however, will be required to con y the Department of Public Works and Fire ency response services in the area.	way off of Bea ply with any a	ar Gulch Road applicable drive	will be construe way standard	ucted to Is set
Sourc	e: Amended Project Plans.				
8.h.	Expose people or structures to a signifi- cant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			Х	
Respo receive for ign among	ssion: The project site is located within a Vonsibility Area. The project was reviewed by ed conditional approval subject to compliance ition resistant construction and materials and other fire prevention requirements. No fur ards and requirements of the Woodside Fire	the Woodside ce with Chapte d acceptable ther mitigation	e Fire Protection er 7A of the Ca slope and mat h, beyond com	on District and alifornia Buildir erial for the dr pliance with th	l ıg Code iveway,
Sourc	e: Cal-Fire, Fire Hazard Severity Zones Ma	aps; Woodside	e Fire Protectio	on District.	

8.i.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discu	ussion: The project parcel is not located wit	hin a 100-yea	ar flood hazaro	d area.	
	ce: Federal Emergency Management Agend 1C0295E, effective October 16, 2012.	cy, Flood Inst	urance Rate N	lap, Community	y Panel
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discu	ussion: See staff's discussion in Section 8.i	. above.			
Sour	ce: See source reference in Section 8.i. abo	ove.			
8.k.	Expose people or structures to a signifi- cant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
a dan Route San M the S	ussion: The project parcel is not located in a n or levee as the project site is located in the e 35) and Woodside Road (State Route 84), Mateo County. Furthermore, the project parc an Mateo County General Plan Hazards Ma	e upper hills b at a higher e cel is not with p.	etween Skylin levation than a in a dam failui	e Boulevard (S any levee or da	state m in
Sour	ce: Project Location; San Mateo County Ge	neral Plan, H	lazards Map.		
8.I.	Inundation by seiche, tsunami, or mudflow?				X
not lo	ussion: According to the San Mateo County ocated in a tsunami or seiche inundation area ea of high landslide susceptibility.	/ General Pla a. Furthermo	n Hazards Ma re, the project	p, the project p parcel is not lo	parcel is ocated in
•	ce: San Mateo County General Plan, Hazar	da Man			

		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
9.a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		Х		
grading	ssion: The project has the potential to generate and construction-related activities. However, and level with the implementation of Mitigation and level with the implementation of Mitigation.	ver, these imp	acts would be		
project Provisi resider will ens project propos Enviror Source	uction stormwater flows to be at, or below, p must include Low Impact Development (LI on C.3.i of the County's Municipal Regional nee that would introduce over 16,000 sq. ft. sure that post-construction water runoff doe proposes to direct roof, driveway, and patie ed septic system has been preliminarily rev nmental Health Services. e: Amended Project Plans; County of San I nmental Health Services.	D) site design Stormwater P new imperviou s not violate a o runoff to veg viewed and cor	measures in c Permit as the p us surface. Th ny water quali etated areas. nditionally app	compliance with project is a stan nese guiding s ity standard as Furthermore, proved by the 0	th ndalone tandards the the County
9.b.	Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
		te any ground		l	l

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				· · · · · · · · · · · · · · · · · · ·	
patte thro strea resu	nificantly alter the existing drainage ern of the site or area, including ugh the alteration of the course of a am or river, in a manner that would an significant erosion or siltation or off-site?			X	
Existing dra developmer Prime Geos during cons Public Work discussion i	The project does not involve the alterinage patterns, consisting of sheet flow to of the property. An erosion and sedisciences, Inc. to reduce stormwater relative truction. Additionally, the project has b to for drainage compliance and condition n Section 9.a. above.	v, will be altered ment control p ated erosion a been prelimina bnally approve	ed by propose blan has been nd sediment fi rily reviewed l ed. Furthermo	d grading and prepared by S rom the projec by the Departr re, see staff's	Sigma st site
Source: A	mended Project Plans; County of San I	Mateo Departi	ment of Public	Works.	
patte thro strea the mar	ificantly alter the existing drainage ern of the site or area, including ugh the alteration of the course of a am or river, or significantly increase rate or amount of surface runoff in a oner that would result in flooding on- ff-site?			X	
Discussion: The project will introduce a significant amount of new impervious surface to the site, however, required compliance with the County's Drainage Policy and Provision C.3.i of the County's Municipal Regional Stormwater Permit will ensure that any increased runoff is captured and released through appropriate measures (i.e., dry wells, vegetation). Furthermore, see staff's discussion in Section 9.a. and 9.c. above.					
Source: A	mended Project Plans.				
wou plan prov	ate or contribute runoff water that ld exceed the capacity of existing or ned stormwater drainage systems or vide significant additional sources of uted runoff?			Х	
Gulch Road However, th post constru for LID site systems an	a: There are no existing or planned pu community. The project will result in the project is required to comply with the action flows, and Provision C.3.i of the design measures. Compliance with th d minimize additional sources of pollut	new imperviou e County's Dra County's Mun ese standards	us surface and ainage Policy f iicipal Regiona	l associated ru to balance pre al Stormwater	un-off. -and- Permit
Source: A	mended Project Plans.	η	1		
-	nificantly degrade surface or ground- er water quality?		X		
	n: The project is required to comply wi Municipal Regional Permit which will p				

quality after construction. Mitigation Measures 8-10 will reduce construction-related stormwater impacts to a less than significant level. Furthermore, the project will be served by California Water Service Company, and therefore, not require the drilling of a well.

Source: Amended Project Plans.

9.0	g. Result in increased impervious surfaces	Х	
	and associated increased runoff?		

Discussion: The project will result in increased impervious surfaces and associated increased runoff. The implementation of Mitigation Measures 8-10 will reduce project related impacts to a less than significant level.

Source: Amended Project Plans.

10.	LAND USE AND PLANNING. Would the	project:					
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact		
10.a.	Physically divide an established community?				X		
divisio 5-acre develo	Discussion: The project does not involve a land division or development that would result in the division of an established community. The project proposes a new single-family residence on a 5-acre parcel located in a rural area of the County that will be among other single-family developments on similarly sized rural parcels. Source: Amended Project Plans; Project Location.						
10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			Х			
Discussion: The amended project will not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. An attached second dwelling unit, 1,500 sq. ft. in size, was approved under a Use Permit in 2017 in association with the development of a single-family residence. The subject project amendment includes a 103 sq. ft. increase to the second dwelling unit, for a new total of 1,603 sq. ft. in size. There is no lot coverage or floor area maximum for development in the Resource Management District. Furthermore, given the location, topography, and distance from neighboring residences, the increased sq. ft. of the second dwelling unit is not expected to generate any increased adverse impacts that are not already generated and mitigated for by the residence. Additionally, Environmental Health Services has preliminarily reviewed and conditionally approved the proposed increase in sq. ft. relative to the proposed septic system.							

Source: Amended Project Plans; County of San Mateo Zoning Ordinance.							
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	х						
Discussion: See staff's discussion in Section 4.f. above.							
Source: See referenced sources in Section 4.f. above.							
10.d. Result in the congregating of more than 50 people on a regular basis?	Х						
Discussion: The project does not propose a use that would result in the congregation of more 50 people on a regular basis.	e than						
Source: Amended Project Plans.							
10.e. Result in the introduction of activities not currently found within the community?	Х						
Discussion: The project will not introduce a use that is not currently found in the area. The proposes single-family residential use, which is found throughout the immediate rural area. Source: Amended Project Plans; Site Visit 2017.	roject						
10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?	Х						
Discussion: The project consists of developing a single-family residence where improvements will be completely within the parcel boundaries of the privately-owned parcel. The adjacent parcels are already developed with single-family residences. Therefore, the project will not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas.							
Source: Amended Project Plans.							
10.g. Create a significant new demand for housing?	X						
Discussion: The project does not involve a land use that will create a significant new demand for housing as the project consists of the development of a new single-family residence on a privately-owned parcel.							
Source: Amended Project Plans.							

11.	1. MINERAL RESOURCES. Would the project:							
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact			
11.a.	Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X			
Minera	Discussion: The project parcel does not contain any known mineral resources, according to the Mineral Resources Map of the County's General Plan. Source: San Mateo County General Plan, Mineral Resources Map.							
11.b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X			
	Discussion: See staff's discussion in Section 11.a. above. Source: San Mateo County General Plan, Mineral Resources Map.							

		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
12.a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			Х	

Discussion: The project will generate short term noise associated with grading and construction activities. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code for Noise Control. Otherwise, any increased long-term project related noise impacts will be minimal as it would be limited to noise associated with a single-family use. Furthermore, the proposed development is oriented such that exterior activities associated with the residence (i.e. driveway/garage, patio/pool) will be insulated from neighboring residences by the proposed buildings.

Source: Amended Project Plans; County Ordinance Code, Section 4.88.360 for Noise Control.

12.b.	Exposure of persons to or generation		Х	
	of excessive ground-borne vibration or			
	ground-borne noise levels?			

Discussion: See staff's discussion in Section 12.a. above.						
Source: Amended Project Plans; County Ordinance Code, Section 4.88.360 for Noise Control.						
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X				
Discussion: The project does not involve a significant permanent increase in ambient noise levels in the project vicinity, as the project will only result in noise associated with a single-family residential use. See staff's discussion in Section 12.a. above. Source: Amended Project Plans.						
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X .				
Discussion: See staff's discussion in Section 12.a. above. Source: Amended Project Plans; County Ordinance Code, Section 4.88.360 for Noise Control.						
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?		X				
Discussion: The project is not located within an area regulated by an airport land use plan or within 2 miles of a public airport. Source: Project Location.						
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?		X				
Discussion: The project is not located within the vicinity of any known private airstrip. Source: Project Location.						

13.	POPULATION AND HOUSING. Would the	ne project:			
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
13.a.	Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through exten- sion of roads or other infrastructure)?				X
subjec	ussion: All improvements associated with the transmission of the sufficient of the				
13.b.	Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
new s	ssion: The project does not propose to dis ingle-family residence on an undeveloped p	• •	housing as the	e project cons	ists of a
Sourc	e: Amended Project Plans.				

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
14.a.	Fire protection?				Х
14.b.	Police protection?				Х
14.c.	Schools?				Х
14.d.	Parks?				Х
14.e.	Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				Х

Discussion: The project is limited to a new single-family residential use and therefore, will not involve new or physically altered government facilities or increase the need for new or physically altered government facilities. Additionally, the project will not affect service ratios, response times or other performance objectives for any of the public services in the area.

Source: Amended Project Plans.

15. RECREATION. Would the project:						
-		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact	
15.a.	Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?			X		
recrea accele	ssion: The project will not increase use of ational facilities such that significant physical prated. The project will result in the addition	deterioration	of the facility v			
any ຣເ	e residents may use the numerous regional juch use will be a minimal increase.				ral area	
any ຣເ	e residents may use the numerous regional j uch use will be a minimal increase.				ral area	
any su Source 15.b. Discu	 residents may use the numerous regional puch use will be a minimal increase. e: Amended Project Plans. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the 	parks and trail	s in the rural S	Skyline area; h	ral area owever, X	

16.	TRANSPORTATION/TRAFFIC. Would the project:					
	· · · · · · · · · · · · · · · · · · ·	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact	
16.a.	Conflict with an applicable plan, ordi- nance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and				X	

relevant components of the circulation system, including, but not limited to,	system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths,	system, including, but not limited to, intersections, streets, highways and			
freeways, pedestrian and bicycle paths,			system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths,		

Discussion: Proposed project improvements include the construction of a new private driveway from an existing private access easement off of Bear Gulch Road to serve the proposed single-family residence. The private access easement consists of an existing paved driveway to the adjacent residence at 1040 Bear Gulch Road. Furthermore, Bear Gulch Road is a privately maintained rural paved roadway serving numerous parcels in the unincorporated area of Woodside and is accessible from gated access off of Woodside Road (State Route 84). The project has been reviewed and conditionally approved by the Woodside Fire Protection District for emergency access to the proposed development. Additionally, traffic generated from a single-family residence is minimal. Therefore, the project is not expected to conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

Source: Project Location.

16.b.	management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County		Х
	congestion management agency for designated roads or highways?		

Discussion: See staff's discussion in Section 16.a. above.

Source: Project Location.

in a change in air traffic patterns,		X
ng either an increase in traffic or a change in location that results		
ificant safety risks?		

Discussion: The project does not propose to increase air traffic levels or generate any change in air traffic patterns.

Source: Amended Project Plans; Project Location.

16.d.	Significantly increase hazards to a		х
	design feature (e.g., sharp curves or		
	dangerous intersections) or incompatible		
	uses (e.g., farm equipment)?		

Discussion: The project proposes to construct a new driveway off of an existing private driveway (via an existing access easement) which serves the adjacent residence at 1040 Bear Gulch Road. The existing paved driveway connects to Bear Gulch Road, a privately maintained paved roadway, which connects to Woodside Road/State Route 84. Therefore, the project only proposes to construct a new private driveway off of an existing private driveway.

Source: Amended Project Plans.

16.e.	Result in inadequate emergency access?				Х
Protec	ssion: The project has been reviewed and tion District for adequate emergency access tions. The project includes an emergency f	s in compliand	e with all appli	icable codes a	
Sourc	e: Amended Project Plans; Woodside Fire	Protection Dis	trict.		
16.f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				Х
and do	ssion: The project involves the developme bes not require any new, or impact any exist e: Project Plans.				
16.g.	Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				Х
reside pedes	ssion: The development of a private prope ntial area is not expected to generate a noti trian patterns. Also, see staff's discussion i	ceable increas	se in pedestria		
Sourc	e: Project Plans.				
16.h.	Result in inadequate parking capacity?				x
parkin	ssion: The project involves the constructio g spaces is required pursuant to Section 61	19 of the Cou	nty's Zoning R		d
Sourc	e: Project Plans; County of San Mateo Zor	ning Regulatio	ns.		

17.	TRIBAL CULTURAL RESOURCES. Would the project:						
	· · ·	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact		
17.a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a						

California Native American tribe, and that is:				
 Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) 				Х
Discussion: The project site is not listed or eligit Resources. Furthermore, the project is not listed to any local ordinance or resolution as defined in	in a local regis	ster of historica	al resources, p	oursuant
Source: Project Location: State Parks, Office of	Historical Pres	ervation I iste	ed California H	istorical
Source: Project Location; State Parks, Office of Resources; County General Plan, Background, H Appendices.				

Discussion: The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, in following the Native American Heritage Commission's (NAHC) recommended best practices, SWCA Environmental Consultants requested a search of the Sacred Lands Files from the NAHC, which resulted in no found records.

Additionally, SWCA Environmental Consultants sent tribal consultation requests to five (5) Native American groups and individuals who may have knowledge of cultural resources in the Project area, as obtained from the NAHC. SWCA received two responses to the consultation requests, from Tony Cerda of the Coastanoan Rumsen Carmel Tribe and Irenne Zwierlein of the Amah Mutsun Tribal Band of Mission San Juan Bautista. The following mitigation measures are recommended based on the NAHC's best practices and recommendations from the representatives of the Native American tribes that responded to SWCA's outreach:

<u>Mitigation Measure 11</u>: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

<u>Mitigation Measure 12</u>: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the

resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Mitigation Measure 13: The following measures shall be adhered to:

- a. All crews working on the project are to receive Cultural Sensitivity Training.
- b. All earth movement including that which is or has been paved or built on is to have a Qualified and Trained Native American Monitor present at all times.
- c. An archaeological monitor with California San Francisco Bay Area Experience should be present during all earth movement.
- d. A copy of original site records and a copy of all monitoring notes for all earth movement for the project should be forwarded to the primarily contact for the Amah Mutsun Tribal Band of Mission San Juan Bautista.

Source: Cultural Resources Survey Report prepared by SWCA Environmental Consultants, dated July 2016.

18.	UTILITIES AND SERVICE SYSTEMS. W	ould the proje	ct:		
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
18.a.	Exceed wastewater treatment require- ments of the applicable Regional Water Quality Control Board?				X
propo	ission: The project includes the installation sed residential development. ce: Amended Project Plans.	of a private, o	n-site septic s	ystem to serve	e the
18.b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
provid install	ission: The project will be served by the Called conditional approval of the proposed pro ation of a new private septic system. No ne es are necessary to serve the proposed pro	ject. Additionation	ally, the projec	t will include t	he
raoma					

·		r	·····					
18.c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X				
The pi Count	Discussion: There are no public stormwater drainage facilities in the Bear Gulch Road community. The project includes the installation of a series of dry wells on private property to comply with the County's Drainage Policy, none of which are expected to cause a significant adverse environmental impact to the area.							
Sourc	e: Amended Project Plans.							
18.d.	Have sufficient water supplies available to serve the project from existing entitle- ments and resources, or are new or expanded entitlements needed?			х				
sufficie provid applica	Discussion: The project will be served by the California Water Service Company, which has sufficient water supply for the proposed development. The California Water Service Company has provided conditional approval of the project. The applicant will be required to submit all necessary applications and fees to the District for connection to their water system. Source: Amended Project Plans.							
18.e.	Result in a determination by the waste- water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				Х			
develo the pre	ssion: The project involves the installation opment. The County Environmental Health s eliminary septic design plans. e: Amended Project Plans.							
18.f.	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				х			
trash p increa capaci	Discussion: Similar to neighboring properties, the proposed development will receive municipal trash pick-up service by Greenwaste. The single-family residence is expected to generate a minimal increase in waste. Furthermore, there is no indication that the landfill utilized has insufficient capacity. Source: Amended Project Plans.							
18.g.	Comply with Federal, State, and local statutes and regulations related to solid waste?				х			

Discussion: Waste generated by single-family residential use is expected to be minimal. The project site will receive solid waste service by Greenwaste. Therefore, it is not expected that the use will result in waste production that would result in compliance issues with any Federal, State, or local statutes or regulations.

Source: Amended Project Plans.

18.h.	minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction		х
	measures; and incorporate solar or other alternative energy sources?		

Discussion: The proposed residential development will be required to comply with all currently adopted building, electrical, plumbing, and mechanical codes.

Source: Amended Project Plans.

18.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?		х
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Discussion: The project will not generate any demands that would exceed the capacity of any public facility or utility. See staff's discussion in Section 17.a. through 17.h. above.

Source: Amended Project Plans.

19.	MANDATORY FINDINGS OF SIGNIFICA	DATORY FINDINGS OF SIGNIFICANCE.					
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact		
19.a.	Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X		

Discussion: According to review of the California Natural Diversity Database (CNDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site. The nearest mapped sensitive habitat identified on the County's General Plan Sensitive Habitats Map is riparian habitat along Alambique Creek, which runs along a canyon south of Bear Gulch Road. Since the project site is located uphill, on the north side of Bear Gulch Road,

the project would not have any impacts on this mapped riparian habitat. No other water bodies are located in the near vicinity of the project site, therefore, the project will not cause any adverse impact to a fish habitat.

Source: California Natural Diversity Database; San Mateo County General Plan, Sensitive Habitats Map; Amended Project Plans; Project Location.

19.b.	Does the project have impacts that are			X
	individually limited, but cumulatively			
	considerable? ("Cumulatively consider-			
	able" means that the incremental effects			
	of a project are considerable when	•		
	viewed in connection with the effects of			
	past projects, the effects of other current			
	projects, and the effects of probable			
	future projects.)			
1				

Discussion: A majority of the parcels along Bear Gulch Road are already developed with singlefamily residences. It is not likely that the incremental effects of this project are considerable when viewed in conjunction with the effects of past, current, and probably future private or public projects in this area. The project site is located in a rural area where the rate and intensity of development is low. While the project will potentially result in site specific impacts as discussed in this document, incorporation of the recommended mitigation measures will reduce these impacts to a less than significant level. No other new residential development is proposed in the area. Any future project will be subject to review under the California Environmental Quality Act.

Source: Subject Document; Amended Project Plans.

19.c.	Does the project have environmental effects which will cause significant	Х		
	adverse effects on human beings, either directly or indirectly?			

Discussion: The project could result in environmental impacts that could both directly and indirectly cause impacts on human beings, including the introduction of new sources of light and glare, temporary air quality impacts from construction-related emissions, and temporary greenhouse gas emissions from construction-related activities; see Sections 1, 3, and 7. However, the implementation of the recommended mitigation measures included in this document, and mitigation measures proposed in the project plans, will adequately reduce any potential impacts to a less than significant level.

Source: Subject Document; Amended Project Plans.

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

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		x	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
Caltrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X ¹	·
Sewer/Water District:		X	
Other:		X	

MITIGATION MEASURES					
	Yes	No			
Mitigation measures have been proposed in project application.	X				
Other mitigation measures are needed.	Х				

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

<u>Mitigation Measure 1</u>: All proposed lighting (interior and exterior) shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.

<u>Mitigation Measure 2</u>: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

<u>Mitigation Measure 3</u>: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the

"Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

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

Mitigation Measure 4: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size and location. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets.

Mitigation Measure 5: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 6: In the event that paleontological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significant of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 7: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours.

A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

<u>Mitigation Measure 8</u>: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

<u>Mitigation Measure 9</u>: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

<u>Mitigation Measure 10</u>: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

<u>Mitigation Measure 11</u>: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

<u>Mitigation Measure 12</u>: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Mitigation Measure 13: The following measures shall be adhered to:

- a. All crews working on the project are to receive Cultural Sensitivity Training.
- b. All earth movement including that which is or has been paved or built on is to have a Qualified and Trained Native American Monitor present at all times.
- c. An archaeological monitor with California San Francisco Bay Area Experience should be present during all earth movement.
- d. A copy of original site records and a copy of all monitoring notes for all earth movement for the project should be forwarded to the primarily contact for the Amah Mutsun Tribal Band of Mission San Juan Bautista.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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

un Sulor

(Signature)

Planner III

(Title)

Date

Х

ATTACHMENTS:

- A. Vicinity Map
- B. Amended Project Plans, received September 17, 2018

C. Certified Initial Study and Mitigated Negative Declaration, 2017

SB:pac - SSBDD0042_WPH.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT



COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: April 18, 2019

- TO: Zoning Hearing Officer
- FROM: Planning Staff
- **SUBJECT:** Consideration of an Amendment to a Resource Management Permit and Use Permit, pursuant to Sections 6313 and 6431, respectively, of the County Zoning Regulations, and Grading Permit, pursuant to Section 9294 of the County Building Regulations, and adoption of a Subsequent Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, for modifications to the Zoning Hearing Officer's May 18, 2017 approval for a new single-family residence with an attached second unit, and ancillary improvements on a legal, undeveloped 5-acre parcel on Bear Gulch Road in the unincorporated area of Woodside. The Use Permit Amendment is required to exceed the maximum allowed size for a second unit.

County File Number: PLN 2016-00111 (Jian/Giannella)

PROPOSAL

The applicant is seeking an amendment to the Resource Management (RM) Permit, Use Permit, and Grading Permit for modifications to the Zoning Hearing Officer's May 18, 2017 approval for a new single-family residence with an attached second unit, and ancillary improvements on a legal, undeveloped 5-acre parcel in the unincorporated area of Woodside. The proposed modifications include an increase in square footage of the two-story residence to 7,911 sq. ft.; adding a subgrade 2,770 sq. ft. habitable basement; modifying the three-car garage to be constructed as a detached 789 sq. ft. building on the east side of the residence, and creating an office mezzanine above the ground floor of the garage; and increasing the pool house to 574 sq. ft. in size. Additionally, the second unit floor area will increase 103 sq. ft. for a new total of 1,603 sq. ft. The proposed basement will increase grading by 110 cubic yards (c.y.) of excavation for a new total of 1,260 c.y. (including 900 c.y. of cut and 360 c.y. of fill). The proposed site modifications will increase the number of trees proposed for removal to thirty (30) trees including Douglas fir, coast live oak, and Pacific madrone trees ranging in size from 4 inches diameter at breast height (dbh) to 36 inches dbh, of which twelve (12) require a permit to be removed due to their size.

Original Approval

On May 18, 2017, the Zoning Hearing Officer certified the Mitigated Negative Declaration, and approved an RM Permit, Use Permit, and Grading Permit for the construction of a new 6,639 sq. ft. two-story single-family residence with an attached 874 sq. ft. three-car garage. The project approval also included an attached two-story second unit (1,500 sq. ft.), a detached 127 sq. ft. pool house, a pool and hot tub, and an outdoor kitchen/BBQ area. Landscaping, drainage, and a septic system were also approved to serve the development. A total of 1,150 cubic yards (c.y.) of grading, including 790 c.y. of cut and 360 c.y. of fill, were approved for a new driveway, building crawl spaces, and patio area; and the removal of twenty-eight (28) trees including Douglas fir, coast live oak, and Pacific madrone trees ranging in size from 4 inches diameter at breast height (dbh) to 36 inches dbh, of which seventeen (17) require a permit to remove due to their size. A Use Permit was approved to exceed the maximum allowed size (1,200 sq. ft.) for a second unit.

RECOMMENDATION

That the Zoning Hearing Officer adopt the Subsequent Mitigated Negative Declaration and approve the Amendment to the Resource Management Permit, Use Permit, and Grading Permit, County File Number PLN 2016-00111, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner; 650/363-1815

Applicant: Davide Giannella, Architect, Acadia Architecture

Owner: Jane Jian, Gfl Group Inc.

Location: Bear Gulch Road, unincorporated Woodside

APN: 072-240-230

Size: 5.06 acres

Parcel Legality: Legal parcel, identified as Parcel A, pursuant to the recordation of a Parcel Map recorded on December 29, 1978.

Existing Zoning: Resource Management (RM)

General Plan Designation: Open Space

Sphere-of-Influence: Town of Woodside

Existing Land Use: Undeveloped

Water Supply: The project will be served by the California Water Service Company.

Sewage Disposal: The project will be served by a new private septic disposal system. Flood Zone: The project parcel is in Flood Zone X (area of minimal flooding), pursuant to Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0295E, effective October 16, 2012.

Environmental Evaluation: A Subsequent Initial Study and Mitigated Negative Declaration were prepared and circulated from February 13, 2019 to March 4, 2019 for the subject Amendment. No comments were received during the 20-day public review period.

Setting: The 5-acre project parcel is located approximately 0.6 miles east of Skyline Boulevard, (State Route 35). The surrounding area consists of individual privately owned 5 – 20-acre parcels, including the subject parcel, located along a ridgeline of the northern end of the Santa Cruz Mountains. The area consists of moderate to steep slopes and dense tree coverage. The parcels are served by Bear Gulch Road, a privately maintained rural roadway that is accessible from Woodside Road (State Route 84). The project parcel is bounded to the south by Bear Gulch Road, and to the north, east, and west by privately-owned rural properties of similar size. The properties to the east and west are developed with single-family residences.

Chronology:

<u>Date</u>	-	Action
March 16, 2016	-	Original application submitted, PLN 2016-00111.
February 13, 2017	-	Original application deemed complete.
March 20, 2017 to	-	Initial Study and Mitigated Negative Declaration
April 10, 2017		issued for a 20-day public review period.
May 18, 2017	-	Zoning Hearing Officer hearing.
June 21, 2018	-	Subject amendment application submitted.
October 12, 2018	-	Amendment application deemed complete.
February 13, 2019 to March 4, 2019	-	Subsequent Initial Study and Mitigated Negative Declaration issued for a 20-day public review period.
April 18, 2019	-	Zoning Hearing Officer hearing for project amendment.

DISCUSSION

A. KEY ISSUES

The discussions below are based on the project amendment and supplement staff's previous analyses from the original project scope's staff report dated May 18, 2017, which has been included as Attachment E for reference.

1. Conformance with the County General Plan

Staff has reviewed and determined that the project amendment is in conformance with all applicable General Plan Policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

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

The proposed amendment includes the removal of thirty (30) trees consisting of three (3) Douglas fir (9 inches, 12 inches, and 22 inches diameter at breast height, dbh), twenty (20) coast live oaks (ranging in size from 11 inches dbh to 36 inches dbh), and seven (7) Pacific madrones (ranging in size from 4 inches to 19 inches dbh). Of these thirty (30) trees proposed for removal, twelve (12) are of a size (i.e., 17.5-inch dbh or 55-inch circumference) requiring a Resource Management (RM) Permit, which the applicant is seeking under the subject project. Specifically, the Amendment includes the removal of two (2) additional trees than originally approved to accommodate relocation of the garage to the east side of the house.

The Development Review Criteria of the RM District Regulations prohibits the removal of trees with a circumference of more than 55 inches (measured at 4.5 feet above ground), except as may be required for development permitted under the Zoning Regulations, among other reasons. The Resource Management District allows single-family residences subject to the issuance of an RM Permit. None of the trees proposed for removal under the subject amendment are considered heritage trees by definition (Section 11,050(g)) under the County's Heritage Tree Ordinance. Furthermore, the trees removed will require replacement at a 1:1 ratio, including replacement of all regulated oak trees with the same species, as recommended in the Subsequent Mitigated Negative Declaration (MND) and made a condition of approval in Attachment A of this staff report.

b. Soil Resources

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

The proposed amendment includes a total of 1,260 cubic yards (c.y.) of grading, including 900 c.y. of cut and 360 c.y. of fill. Specifically, the project amendment includes an additional 110 c.y. of excavation than originally approved for a new subgrade habitable basement. The applicant has submitted an erosion and sediment control plan prepared by Sigma Prime Geosciences, Inc. that includes construction management measures proposed to minimize soil erosion and sedimentation from the project site. The mitigation measures originally approved and included as conditions in Attachment A of this staff report, including wet season grading limitations and an erosion control and tree protection pre-site inspection, are adequate to ensure soil erosion and sedimentation from the project site are minimized.

c. Visual Quality

Policy 4.15 (*Appearance of New Development*), Policy 4.24 (*Rural Development Design Concept*), and the Rural Site Planning Policies, including Policy 4.25 (*Location of Structures*), Policy 4.26 (*Earthwork Operations*), and Policy 4.29 (*Trees and Vegetation*) seek to protect the natural visual character and quality of scenic areas by regulating the appearance of new development to promote good design, site relationship, and other aesthetic considerations, such as tree preservation except where removal is required for approved development or safety; and minimizing grading operations.

Overall, the proposed modifications from the project's original approval will increase building square footages (to the house, 2nd unit, and pool house); however, the original approved modern design will be maintained and the parcel's topography, including mature tree coverage, will help screen the proposed development from public views. The trees proposed for removal, as identified in Section A.1.a. above, are those necessary to accommodate the proposed project. Additionally, the proposed grading modifications are limited to what's necessary to add a subgrade basement, which will not present

additional visual impacts to the area. Tree replanting at a 1:1 ratio will be required and utilities will be placed underground.

d. Rural Land Use

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

The building, grading, and tree removal modifications proposed under the subject amendment, as proposed and conditioned, will not have a significant additional impact on rural resources as concluded by the Subsequent Initial Study and Mitigated Negative Declaration prepared for the Amendment, included as Attachment D. Additionally, the immediate surrounding parcels range in similar size from 5 to 7 acres and contain larger one and two-story single-family residences that range from 3,500 sq. ft. to 7,000 sq. ft. in size. Thus, the proposed residence is found to be compatible with the surrounding type and density of development in the area.

e. Natural Hazards

Geotechnical Hazards

Policy 15.21 (*Requirement for Detailed Geotechnical Investigations*) seeks to require geotechnical investigation for development projects that may be located in an area of geotechnical hazard.

The project parcel is within a moderate to high landslide susceptibility area, according to a U.S. Geological Survey's Landslide Susceptibility Map of 1972. However, the geotechnical report indicates the project's site specific landslide susceptibility is low based on reconnaissance and geologic map review. Furthermore, the County's Geotechnical Section and Department of Public Works have reviewed and conditionally approved the proposed project amendment.

2. <u>Conformance with the Energy Efficiency Climate Action Plan</u>

The County of San Mateo's adopted Energy Efficiency Climate Action Plan (EECAP) provides strategies for reducing greenhouse gas (GHG) emissions, including through sequestration.

The project amendment includes the removal of two (2) additional trees than previously approved. The additional tree removal is not considered significant in the context of GHG sequestration for the project area, given the site's context in the surrounding densely forested area.

3. <u>Conformance with the County Zoning Regulations</u>

The project amendment will comply with the Resource Management (RM) Development Standards, as summarized below:

a. <u>RM Development Standards</u>

The following table summarizes the amended project's conformance with Section 6139(A)(B) of the RM Zoning District Regulations:

RM Development Standards					
Standard	Required	Proposed			
Minimum Setbacks					
Front	50'	>100'			
Rear	20'	>100'			
Right Side	20'	44'			
Left Side	20'	69'-9"			
Maximum Height	36'	30'-8(1/2)"			

b. <u>RM Development Criteria</u>

(1) Section 6324.1 (Environmental Quality Criteria) and Section 6324.4 (Water Resources Criteria) seeks to comply with air pollution emission standards; minimize grading, landscape alterations, changes in vegetative cover; avoid the creation of long-term noise levels; and minimize the impact on hydrological processes (e.g., surface water runoff, erosion control).

The amended grading operations and tree removal will allow the applicant to add a substantial increase in total square footage (i.e., subgrade basement, second unit, pool house) and adjust the garage to the opposite side of the residence with minimal additional environmental impacts related to air pollution and noise, as discussed in the Subsequent Mitigated Negative Declaration. Furthermore, see staff's discussion in Section A.1.a and A.1.b above related to tree removal and grading.

The project is required to comply with the County's Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. Additionally, the project includes Low-Impact Development (LID) site design measures (i.e., direction of impervious surface runoff to vegetated areas) in compliance with Provision C.3.i. of the County's Municipal Regional Stormwater Permit as the project is a standalone residence that would introduce over 16,000 sq. ft. of new impervious surface.

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

The proposed amendment includes a new subgrade basement that will not generate any additional visual impacts from the original project approval. Additionally, existing topography and trees will help to screen and minimize the modifications proposed to the second unit (i.e., square footage increase), pool house (i.e., square footage increase), and garage (i.e., relocation, mezzanine) in relation to the surrounding rural character of the area. No new light sources or glare are expected from what the previous project approval considered and mitigated for (see Mitigation Measure 1 from the Subsequent Mitigated Negative Declaration), and the previously approved building materials and colors (including gray stucco walls with dark brown porcelain tile, light gray standing seam metal roof, and glass panel balcony railings) will continue to be used. Additionally, the Geotechnical Section and Department of Public Works have conditionally approved the additional grading proposed for the subgrade basement.

(3) Section 6324.6 (Hazards to Public Safety Criteria) and Section 6326.4 (Slope Instability Area Criteria) prohibit development in areas of hazard, including landslide, unless determined it will not be harmful to the health, safety, or welfare of residents, property owners, or the community at large.

See staff's discussion in Section A.1.e of this report regarding slope stability/landslide relative to the proposed amendment.

c. Use Permit Amendment

The previous project approval included a Use Permit for the second unit to exceed the maximum size limit of 1,200 sq. ft. to allow a 1,500 sq. ft. attached, two-story second unit at the rear of the proposed residence. The proposed amendment includes a request to further increase the size of the second unit to 1,603 sq. ft. by adding 72 sq. ft. to the 1st floor and 31 sq. ft. to the 2nd floor. The County's Second Unit Regulations was last updated on January 10, 2017 (effective February 10, 2017) and included a change to reduce the maximum size limit for a second unit, from 1,500 sq. ft. to 1,200 sq. ft. to be consistent with State legislature for second dwelling units. Therefore, the applicant was required to obtain a Use Permit to authorize a 1,500 sq. ft. second unit, as the approval was after the effective date of the regulation update. As of the writing of this report, the maximum size limit for a second unit remains 1,200 sq. ft. However, the County is currently in the process of a (second) update to the Second Unit Regulations that would revert the maximum size limit for a second unit from 1,200 sq. ft. to 1,500 sq. ft., based on a further interpretation of previous State legislature that the size limitation of 1,200 sq. ft. was intended to be a minimum size limitation, not a maximum.

In order for the Zoning Hearing Officer to approve the requested Use Permit Amendment to allow the second unit to exceed the maximum allowed size limit of 1,200 sq. ft., for a proposed size limit of 1,603 sq. ft., the following finding must be made:

That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Section 6429.4 of the County's Second Unit Regulations allows the floor area of an attached second unit to be 750 sq. ft. or 50% of the floor area of the primary residence (including habitable basements), whichever is larger, up to a maximum of 1,200 sq. ft., and the floor area of the second unit shall count against the total floor area allowed on the parcel. The floor area of the proposed second unit (1,603 sq. ft.) will be 15% of the floor area of the proposed primary residence (10,681 sq. ft.). The RM Zoning District Regulations has no lot coverage or floor area maximum for development. However, the floor area of all proposed development combined, would only total 6.2% of the 5-acre parcel.

Given the rural location, topography, and distance from neighboring residences, the increased size of the second unit will not generate any increased adverse impacts that are not already generated by the primary residence and mitigated for in the (Subsequent) Mitigated Negative Declaration. Ample on-site parking will be provided for both the main residence and second unit and the second unit will match the primary residence in design, colors, and materials. Additionally, the Environmental Health Division's review and conditional approval of the proposed septic system includes consideration of the proposed amendment to the second unit.

Therefore, staff does not believe that the establishment of a 1,603 sq. ft. second unit, in conjunction with the proposed single-family residential development will, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood. Furthermore, the project site is not located in the coastal zone, therefore, no coastal resources will be impacted by the project.

4. <u>Conformance with the County Grading Ordinance</u>

The proposed project amendment involves increasing the grading work by 110 cubic yards (c.y.) of excavation from what was previously approved, for a new total of 1,260 c.y. (including 900 c.y. of cut and 360 c.y. of fill). The additional excavation is necessary to accommodate the newly proposed subgrade basement. The Zoning Hearing Officer must make the following findings pursuant to Section 9290 of the San Mateo County Building Regulations:

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

The proposed grading amendment is necessary to implement the amended project scope. A Subsequent Initial Study and Mitigated Negative Declaration have been prepared and circulated for public review based on the proposed project amendment. Staff has concluded that the project amendment, with the recommended mitigation measures, will not have a significant adverse impact on the environment. All mitigation measures from the (Subsequent) Mitigated Negative Declaration have been included as recommended conditions of approval. In addition, the County's Geotechnical Section and Department of Public Works have reviewed and approved the project amendment with conditions. b. The project amendment conforms to the criteria of Chapter 8, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 9296.

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

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

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

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were certified on May 18, 2017 for the original project. A Subsequent Initial Study (IS) and Mitigated Negative Declaration (MND) were prepared and circulated to address project scope changes since adoption of the previous 2017 IS/MND. The public comment period commenced on February 13, 2019 and ended on March 4, 2019; no comments were received. Mitigation measures have been included as conditions of approval in Attachment A.

C. <u>REVIEWING AGENCIES</u>

Building Inspection Section Department of Public Works Geotechnical Section Environmental Health Services Woodside Fire Protection District California Water Service Company

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location/Vicinity Map
- C. Amended Project Plans

- D. Subsequent Initial Study and Mitigated Negative Declaration, dated February 22, 2019 (without attachments)
- E.
- Original Project Staff Report, dated May 18, 2017 Original Zoning Hearing Officer Decision Letter, dated May 18, 2017 F.

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County of San Mateo Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2016-00111

Hearing Date: April 18, 2019

Prepared By: Summer Burlison, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

- That the Subsequent Initial Study and Mitigated Negative Declaration are complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and the applicable State and County Guidelines. A Subsequent Initial Study and a Mitigated Negative Declaration were prepared and issued for the project amendment, with a public review period from February 13, 2019 to March 4, 2019.
- 2. That, on the basis of the Subsequent Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Subsequent Mitigated Negative Declaration, will have a significant effect on the environment. The Subsequent Initial Study and Mitigated Negative Declaration identify potentially significant impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, climate change, hydrology/water quality, and tribal cultural resources. The mitigation measures contained in the Subsequent Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.
- 3. That the mitigation measures identified in the Subsequent Mitigated Negative Declaration, agreed to by the applicant, and identified as part of this public hearing, have been incorporated as conditions of project approval.
- 4. That the Subsequent Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Resource Management Permit Amendment, Find:

5. That the project amendment conforms to the Development Standards and Development Review Criteria contained in Chapter 20A and Chapter 20A.2 of the San Mateo County Zoning Regulations. The project amendment conforms to the minimum setbacks and maximum height limit allowed in the RM Zoning District. Additionally, the project conforms to Section 6324.1 (Environmental Quality Criteria), Section 6324.4 (Water Resources Criteria), Section 6324.2 (Site Design Criteria), Section 6324.6 (Hazards to Public Safety Criteria) and Section 6326.4 (Slope Instability Area Criteria) of the RM Development Review Criteria. The project amendment, as proposed and conditioned, will not introduce long-term noise levels, or significant levels of air pollution emissions, and will incorporate low-impact development measures to ensure the proposed impervious surfaces will not result in adverse drainage or water quality impacts. The project will minimize adverse impacts on the rural character of the area by limiting grading and tree removal necessary to implement the project, utilizing building materials and colors that blend into the natural surrounding rural area. Additionally, the project will not compromise the stability of the project parcel or surrounding lands as a site specific geotechnical report prepared for the project concluded that landslide susceptibility is low at the project site based on site reconnaissance and geologic map review.

For the Use Permit Amendment, Find:

6. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood as the establishment of a 1,603 sq. ft. second unit, in conjunction with the proposed single-family residential development, will not generate any increased adverse impacts that are not already generated by the primary residence and mitigated for in the (Subsequent) Mitigated Negative Declaration. Sufficient onsite parking is proposed to accommodate the primary residence and second unit and the second unit will match the primary residence in design, color, and materials. Additionally, the Environmental Health Division's review and conditional approval of the proposed septic system includes consideration of the proposed 1,603 sq. ft. second unit. Furthermore, the project is not located within the Coastal Zone and therefore, will not have any impacts on coastal resources.

For the Grading Permit Amendment, Find:

7. That the granting of the grading permit amendment will not have a significant adverse effect on the environment. Based on the Subsequent Initial Study and Mitigated Negative Declaration, it is determined that the implementation of all mitigation measures would reduce the project's potential environmental impacts to less than significant levels. All recommended mitigation measures in the

(Subsequent) Mitigated Negative Declaration have been incorporated as conditions of approval below.

- 8. That the project amendment conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including those relative to erosion and sediment control, dust control, fire safety, and timing of grading activity. The project has been reviewed and conditionally approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
- 9. That the project amendment is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including applicable Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Visual Quality; Rural Land Use; and Natural Hazards policies as discussed in detail in the staff report dated April 18, 2019.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

- 1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on April 18, 2019. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.
- 2. The Resource Management Permit, Use Permit, and Grading Permit Amendments shall be valid for one (1) year from the date of final approval in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within 180 days of its issuance. Any extension of these permits shall require submittal of written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
- 3. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,354.75, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,404.75, made payable to "San Mateo County Clerk", to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2019). The fee amount due is based on the date of payment of the fees.

- 4. The applicant shall submit the approved exterior color and material specifications as part of the building permit submittal. Color and materials verification by the Current Planning Section shall occur prior to final building inspection.
- 5. A total of thirty (30) trees are approved for removal as shown on the Tree Protection Plan, dated January 18, 2019, of which twelve (12) are regulated under the RM District Regulations. See Condition of Approval No. 18 for tree replacement requirements.
- 6. A Tree Protection Plan, in compliance with Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, shall be submitted with the building permit plans for review and approval by the Current Planning Section.
- 7. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.
- 8. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
- 9. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
- 10. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record, and approved by the Planning and Building Department. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer, and must be reviewed and approved by the Planning and Building Department.
- 11. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
- 12. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization

from the Community Development Director to conduct grading during the wet weather season.

- 13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00p.m. Weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
- Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to San Mateo County Ordinance No. 4758. The impact fees shall be assessed at \$5.00 per sq. ft. over 2,500 sq. ft. of residential floor area.

Mitigation Measures from the Mitigated Negative Declaration (changes made to the mitigation measures are shown in strike-through and underline format):

- 15. <u>Mitigation Measure 1</u>: All proposed lighting (interior and exterior) shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.
- 16. <u>Mitigation Measure 2</u>: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.
- 17. <u>Mitigation Measure 3</u>: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

- e. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.
- 18. <u>Mitigation Measure 4</u>: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size and location. <u>Any regulated oak tree species removed shall be</u> <u>replaced with the same species</u>. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets.
- 19. <u>Mitigation Measure 5</u>: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
- 20. <u>Mitigation Measure 6</u>: In the event that paleontological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significant of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
- 21. <u>Mitigation Measure 7</u>: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner be

immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

- 22. <u>Mitigation Measure 8</u>: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.
- 23. <u>Mitigation Measure 9</u>: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
- 24. <u>Mitigation Measure 10</u>: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.
- 25. <u>Mitigation Measure 11</u>: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
- 26. <u>Mitigation Measure 12</u>: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.
- 27. <u>Mitigation Measure 13</u>: The following measures shall be adhered to:
 - a. All crews working on the project are to receive Cultural Sensitivity Training.

- b. All earth movement including that which is or has been paved or built on is to have a Qualified and Trained Native American Monitor present at all times.
- c. An archaeological monitor with California San Francisco Bay Area Experience should be present during all earth movement.
- d. A copy of original site records and a copy of all monitoring notes for all earth movement for the project should be forwarded to the primarily contact for the Amah Mutsun Tribal Band of Mission San Juan Bautista.

Building Inspection Section

- 28. For the building plans submittal, provide clarification for driveway material shown on plan sheet A-1.1 versus plan sheet C-1.
- 29. The property is located within the State Responsibility Area Very High Fire Hazard Severity Zone and as such, the entire project shall meet the requirements of the appropriate sections of CRC Section 327 and/or CBC Chapter 7A.
- 30. The second unit shall have access to, and control of, an independent source of space conditioning.
- 31. The project shall include preparations for an Electric Vehicle Charging Station installation.

Geotechnical Section

- 32. For the final approval of the grading permit, the applicant 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, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
 - 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 Current Planning Section.

Please include the Geotechnical File Number, 15G-45, in all correspondence with the Geotechnical Section of the Planning and Building Department.

Civil (Drainage) Section

- 33. 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 #3277.
- 34. At the building permit stage, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the 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 shal I 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 as part of the project building permit application for review and approval by the Building Department.
- 35. Proposed facilities shall not be constructed in ingress and egress easements unless directly associated with ingress and egress to the property.

Environmental Health Services

- 36. At the building permit stage, the applicant will need to provide a geotechnical slope stability report for the dispersal trenches (primary and 100% reserve) proposed on slopes 20% or greater as depicted on Plan Sheet C-1 and the septic system plans. Plans should call out dispersal trenches located on slopes 35% or greater. Any dispersal systems proposed on slopes greater than 35% shall require the use of pressure dose or subsurface drip dispersal systems. Provide detailed cross-sections of the proposed retaining wall along the asphalt driveway depicted on the grading/drainage and septic system plans and include required setbacks from dispersal trenches located upslope.
- 37. The applicant shall comply with all requirements of the Environmental Health Division's Onsite Wastewater Treatment System Ordinance and Onsite Systems Manual for the installation of the septic system.

Woodside Fire Protection District

- 38. A separate submittal shall be made to directly to the Woodside Fire Protection District for plan check during the building permit stage.
- 39. Approval from California Water Service Company for fire line supplies shall be submitted to the Woodside Fire Protection District.

- 40. Field inspection from the Woodside Fire Protection District is required for the following:
 - a. Trust blocking,
 - b. Fire line flush,
 - c. Final location of the fire hydrant.
- 41. Any fire hydrant must be located within 500 ft. of all structures.

California Water Service Company

- 42. The applicant shall submit a Form 1318 with fire sprinkler plan and calculations to the California Water Service Company for design and engineering review.
- 43. The applicant is encouraged to use water conserving devices. A list of rebate programs for qualifying water conserving devices for the Bear Gulch area is available online at: <u>https://www.calwater.com/conservation/rebates-and-programs/residential/bg/</u>

0 ATTACH NENT

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT



April 18, 2019

Davide Giannella 644 N. Santa Cruz Ave., Suite 6 Los Gatos, CA 95030

Dear Mr.Giannella:

Subject: Location: APN: File Number: PROJECT FILE

LETTER OF DECISION Bear Gulch Road, Unincorporated Woodside 072-240-230 PLN2016-00111

On April 18, 2019 the Zoning Hearing Officer considered your request for an amendment to a Resource Management Permit, Use Permit, Grading Permit and adoption of a subsequent Mitigated Negative Declaration for modifications to the Zoning Hearing Officer's May 18, 2017 approval for a new single-family residence. The approved modifications are as described in the staff report and supporting documents for the April 18, 2019 Zoning Hearing Officer meeting.

The Zoning Hearing Officer made the findings and approved this project subject to the conditions of approval as attached.

Any interested party aggrieved by the determination of the Zoning Hearing Officer may appeal this decision to the Planning Commission within ten (10) business days from such date of determination. The appeal period for this project will end on May 2, 2019 at 5:00 p.m.

Please direct any questions to Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

Also, please take a few minutes and complete the online version of our Customer Survey to help us enhance our customer service. The survey is available at: <u>http://planning.smcgov.org/survey</u>.

Very truly yours,

Lisa Grote

Zoning Hearing Officer zhd0418_3_dr

cc: Assessor's Office California Water Service Co. County Geologist Jane Jian, Gfl Group Woodside Fire District

Building Inspection Section County Environmental Health County Parks and Recreation Public Works Department Woodside Community Development



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Attachment A

County of San Mateo Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2016-00111

Hearing Date: April 18, 2019

Prepared By: Project Planner Summer Burlison

Adopted By: Zoning Hearing Officer

FINDINGS

For the Environmental Review, Found:

1. That the Subsequent Initial Study and Mitigated Negative Declaration are complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and the applicable State and County Guidelines. A Subsequent Initial Study and a Mitigated Negative Declaration were prepared and issued for the project amendment, with a public review period from February 13, 2019 to March 4, 2019.

2. That, on the basis of the Subsequent Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Subsequent Mitigated Negative Declaration, will have a significant effect on the environment. The Subsequent Initial Study and Mitigated Negative Declaration identify potentially significant impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, climate change, hydrology/water quality, and tribal cultural resources. The mitigation measures contained in the Subsequent Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.

3. That the mitigation measures identified in the Subsequent Mitigated Negative Declaration, agreed to by the applicant, and identified as part of this public hearing, have been incorporated as conditions of project approval.

4. That the Subsequent Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Resource Management Permit Amendment, Found:

5. That the project amendment conforms to the Development Standards and Development Review Criteria contained in Chapter 20A and Chapter 20A.2 of the San Mateo County Zoning Regulations. The project amendment conforms to the minimum setbacks and maximum height limit allowed in the RM Zoning District. Additionally, the project conforms to Section 6324.1 (*Environmental Quality Criteria*), Section 6324.4 (*Water Resources Criteria*), Section 6324.2 (*Site Design Criteria*), Section 6324.6 (*Hazards to Public Safety Criteria*) and Section 6326.4 (*Slope Instability Area Criteria*) of the RM Development Review Criteria. The project amendment, as proposed and conditioned, will not introduce long-term noise levels, or significant levels of air pollution emissions, and will incorporate low-impact development measures to ensure the proposed impervious surfaces will not result in adverse drainage or water quality impacts. The project will minimize adverse impacts on the rural character of the area by limiting grading and tree removal necessary to implement the project, utilizing building materials and colors that blend into the natural surrounding rural area. Additionally, the project will not compromise the stability of the project parcel or surrounding lands as a site specific geotechnical report prepared for the project concluded that landslide susceptibility is low at the project site based on site reconnaissance and geologic map review.

For the Use Permit Amendment, Found:

6. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood as the establishment of a 1,603 sq. ft. second unit, in conjunction with the proposed single-family residential development, will not generate any increased adverse impacts that are not already generated by the primary residence and mitigated for in the (Subsequent) Mitigated Negative Declaration. Sufficient onsite parking is proposed to accommodate the primary residence and second unit, and the second unit will match the primary residence in design, color, and materials. Additionally, the Environmental Health Division's review and conditional approval of the proposed septic system includes consideration of the proposed 1,603 sq. ft. second unit. Furthermore, the project is not located within the Coastal Zone and therefore, will not have any impacts on coastal resources.

For the Grading Permit Amendment, Found:

7. That the granting of the grading permit amendment will not have a significant adverse effect on the environment. Based on the Subsequent Initial Study and Mitigated Negative Declaration, it is determined that the implementation of all mitigation measures would reduce the project's potential environmental impacts to less than significant levels. All recommended mitigation measures in the (Subsequent) Mitigated Negative Declaration have been incorporated as conditions of approval below.

8. That the project amendment conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including those relative to erosion and sediment control, dust control, fire safety, and timing of grading activity. The project has been reviewed and conditionally approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

9. That the project amendment is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including applicable Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Visual Quality; Rural Land Use; and Natural Hazards policies as discussed in detail in the staff report dated April 18, 2019.

CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on April 18, 2019. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.

2. The Resource Management Permit, Use Permit, and Grading Permit Amendments shall be valid for one (1) year from the date of final approval in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within 180 days of its issuance. Any extension of these permits shall require submittal of written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,354.75, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,404.75, made payable to "San Mateo County Clerk", to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2019). The fee amount due is based on the date of payment of the fees.

4. The applicant shall submit the approved exterior color and material specifications as part of the building permit submittal. Color and materials verification by the Current Planning Section shall occur prior to final building inspection.

5. A total of thirty (30) trees are approved for removal as shown on the Tree Protection Plan, dated January 18, 2019, of which twelve (12) are regulated under the RM District Regulations. See Condition of Approval No. 18 for tree replacement requirements.

6. A Tree Protection Plan, in compliance with Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, shall be submitted with the building permit plans for review and approval by the Current Planning Section.

7. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.

8. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

9. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.

10. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record, and approved by the Planning and Building Department. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer, and must be reviewed and approved by the Planning and Building Department.

11. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

12. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.

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

14. Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to San Mateo County Ordinance No. 4758. The impact fees shall be assessed at \$5.00 per sq. ft. over 2,500 sq. ft. of residential floor area.

Mitigation Measures from the Mitigated Negative Declaration (changes made to the mitigation measures are shown in strike-through and underline format):

15. <u>Mitigation Measure 1</u>: All proposed lighting (interior and exterior) shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.

16. <u>Mitigation Measure 2</u>: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

17. <u>Mitigation Measure 3</u>: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

e. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

18. <u>Mitigation Measure 4</u>: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size and location. <u>Any regulated oak tree species removed shall be replaced with the same species</u>. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets.

19. <u>Mitigation Measure 5</u>: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

20. <u>Mitigation Measure 6</u>: In the event that paleontological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significant of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

21. <u>Mitigation Measure 7</u>: Should any human remains be discovered during construction, all ground disturbing work shall cease, and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98

22. <u>Mitigation Measure 8</u>: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

23. <u>Mitigation Measure 9</u>: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

24. <u>Mitigation Measure 10</u>: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

25. <u>Mitigation Measure 11</u>: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

26. <u>Mitigation Measure 12</u>: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

27. <u>Mitigation Measure 13</u>: The following measures shall be adhered to:

a. All crews working on the project are to receive Cultural Sensitivity Training.

b. All earth movement including that which is or has been paved or built on is to have a Qualified and Trained Native American Monitor present at all times.

c. An archaeological monitor with California San Francisco Bay Area Experience should be present during all earth movement.

d. A copy of original site records and a copy of all monitoring notes for all earth movement for the project should be forwarded to the primarily contact for the Amah Mutsun Tribal Band of Mission San Juan Bautista.

Building Inspection Section

28. For the building plans submittal, provide clarification for driveway material shown on plan sheet A-1.1 versus plan sheet C-1.

29. The property is located within the State Responsibility Area Very High Fire Hazard Severity Zone and as such, the entire project shall meet the requirements of the appropriate sections of CRC Section 327 and/or CBC Chapter 7A.

30. The second unit shall have access to, and control of, an independent source of space conditioning.

31. The project shall include preparations for an Electric Vehicle Charging Station installation. Geotechnical Section

32. For the final approval of the grading permit, the applicant 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, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

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 Current Planning Section.

Please include the Geotechnical File Number, 15G-45, in all correspondence with the Geotechnical Section of the Planning and Building Department.

Civil (Drainage) Section

33. 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 #3277.

34. At the building permit stage, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the 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 I 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 as part of the project building permit application for review and approval by the Building Department.

35. Proposed facilities shall not be constructed in ingress and egress easements unless directly associated with ingress and egress to the property.

Environmental Health Services

36. At the building permit stage, the applicant will need to provide a geotechnical slope stability report for the dispersal trenches (primary and 100% reserve) proposed on slopes 20% or greater as depicted on Plan Sheet C-1 and the septic system plans. Plans should call out dispersal trenches located on slopes 35% or greater. Any dispersal systems proposed on slopes greater than 35% shall require the use of pressure dose or subsurface drip dispersal systems. Provide detailed cross-sections of the proposed retaining wall along the asphalt driveway depicted on the grading/drainage and septic system plans and include required setbacks from dispersal trenches located upslope.

37. The applicant shall comply with all requirements of the Environmental Health Division's Onsite Wastewater Treatment System Ordinance and Onsite Systems Manual for the installation of the septic system.

Woodside Fire Protection District

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38. A separate submittal shall be made to directly to the Woodside Fire Protection District for plan check during the building permit stage.

39. Approval from California Water Service Company for fire line supplies shall be submitted to the Woodside Fire Protection District.

40. Field inspection from the Woodside Fire Protection District is required for the following:

- a. Trust blocking,
- b. Fire line flush,
- c. Final location of the fire hydrant.

41. Any fire hydrant must be located within 500 ft. of all structures.

California Water Service Company

42. The applicant shall submit a Form 1318 with fire sprinkler plan and calculations to the California Water Service Company for design and engineering review.

43. The applicant is encouraged to use water conserving devices. A list of rebate programs for qualifying water conserving devices for the Bear Gulch area is available online at: <u>https://www.calwater.com/conservation/rebates-and-programs/residential/bg/</u>

ATACH NENT

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT



COUNTY OF **SAN MATEO** PLANNING AND BUILDING

455 County Center, 2nd Floor Redwood City, CA 94063 650-599-7310 T www.planning.smcgov.org

May 18, 2017

Davide Giannella, Acadia Architecture 644 N. Santa Cruz Ave., Suite 6 Los Gatos, CA 95030

Dear Mr. Giannella:

Subject: File No.: Location: Assessor's Parcel No.:

LETTER OF DECISION

PLN2016-00111 Bear Gulch Road, Woodside No.: 072-240-230

On May 18, 2017 the Zoning Hearing Officer considered a Resource Management (RM) Permit and Use Permit, pursuant to Sections 6313 and 6431, respectively, of the County Zoning Regulations, a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), to construct a new single-family residence with an attached 3-car garage, an attached second unit, a detached pool house, a pool and hot tub, and an outdoor kitchen/BBQ area on a legal, undeveloped 5-acre parcel on Bear Gulch Road in the unincorporated area of Woodside. A Use Permit is required to exceed the maximum allowed size for a second unit.

The Zoning Hearing Officer made the findings and approved this project subject to the conditions of approval as attached.

Any interested party aggrieved by the determination of the Zoning Hearing Officer may appeal this decision to the Planning Commission within ten (10) business days from such date of determination. The appeal period for this project will end on **June 2, 2017, at 5:00 p.m.**

Please direct any questions to Project Planner Summer Burlison at 650-363-1815 or <u>sburlison@smcgov.org</u>.

Also, please take a few minutes and complete the online version of our Customer Survey which will help us to enhance our customer service. Thank you in advance for your time in providing valuable feedback. The survey is available at: <u>http://planning.smcgov.org/survey</u>.

Very truly yours,

Lisa Grote Zoning Hearing Officer

cc: Public Works Department Building Inspection Department Environmental Health Division Planning Director, Town of Woodside Woodside Fire Protection District California Water Service Company Jane Jian, Gfl Group, Inc.



Attachment A

County of San Mateo Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2016-00111

Hearing Date: May 18, 2017

Prepared By: Summer Burlison, Project Planner Adopted By: Zoning Hearing Officer

FINDINGS

For the Environmental Review, Found:

- 1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from March 20, 2017 to April 10, 2017.
- 2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration identify potential significant impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, climate change, and hydrology and water quality. The mitigation measures contained in the Mitigated Negative Declaration measures contained in the Mitigated Negative Declaration measures contained in the Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.
- 3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated as conditions of project approval.
- 4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Resource Management Permit, Found:

5. That the project conforms to the Development Standards and Development Review Criteria contained in Chapter 20A and Chapter 20A.2 of the San Mateo County Zoning Regulations. The project conforms to the minimum setbacks and maximum height limit allowed in the RM Zoning District. Additionally, the project conforms to Section 6324.1 (*Environmental Quality Criteria*), Section 6324.4 (*Water Resources Criteria*), Section 6324.2 (*Site Design Criteria*), Section 6324.5 (*Cultural Resources*), Section 6324.3 (*Utilities*), Section 6324.6 (*Hazards to Public Safety Criteria*) and Section 6326.4 (*Slope Instability Area Criteria*) of the RM Development Review Criteria. The project, as proposed and conditioned, will not introduce noxious odors, long-term noise levels, or significant levels of air pollution emissions, and will incorporate low-impact development measures to ensure the increase in impervious surfaces will not result in adverse drainage or water quality impacts. The project will minimize adverse impacts on the rural character of the area by limiting grading and tree removal necessary to implement the project, utilizing building materials and colors that blend into the natural surrounding rural area, installing new utilities underground, as well as ensuring that proper measures are taken should any unknown cultural resources be

unearthed during construction. Additionally, the project will not compromise the stability of the project parcel or surrounding lands as a site specific geotechnical report prepared for the project concluded that landslide susceptibility is low at the project site based on site reconnaissance and geologic map review, and the project will comply with Chapter 7A of the California Building Code for ignition resistant construction and materials, acceptable emergency fire access, adequate fire flow and water supplies as reviewed and conditionally approved by the Woodside Fire Protection District.

For the Use Permit, Found:

6. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood as the establishment of a 1,500 sq. ft. second unit, in conjunction with the proposed single-family residential development, will not generate any increased adverse impacts that are not already generated by the primary residence and mitigated for in the Mitigated Negative Declaration. Sufficient onsite parking is proposed to accommodate the primary residence and second unit and the second unit will match the primary residence in design, color, and materials. Additionally, the Environmental Health Division's review and conditional approval of the proposed septic system includes consideration of the proposed 1,500 sq. ft. second unit. Furthermore, the project is not located within the Coastal Zone and therefore, will not have any impacts on coastal resources.

For the Grading Permit, Found:

- 7. That the granting of the permit will not have a significant adverse effect on the environment. After reviewing the Initial Study and Mitigated Negative Declaration as required by CEQA, it is determined that the implementation of all mitigation measures would reduce the project's potential environmental impacts to less than significant levels. All recommended mitigation measures in the Mitigated Negative Declaration have been incorporated as conditions of approval below.
- 8. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including those relative to erosion and sediment control, dust control, fire safety, and timing of grading activity. The project has been reviewed and conditionally approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
- 9. That the project is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including applicable Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Visual Quality; Historical and Archaeological Resources; Rural Land Use; Water Supply; Wastewater; and Natural Hazards policies as discussed in detail in the staff report dated May 18, 2017.

CONDITIONS OF APPROVAL

Current Planning Section

- 1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on May 18, 2017. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.
- 2. The Resource Management Permit, Use Permit, and Grading Permit shall be valid for one (1) year from the date of final approval in which time a valid building permit shall be issued and a

completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within 180 days of its issuance. Any extension of these permits shall require submittal of written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

- 3. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,216.25, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,266.25, made payable to "San Mateo County Clerk", to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2017). The fee amount due is based on the date of payment of the fees.
- 4. The applicant shall submit the approved exterior color and material specifications as part of the building permit submittal. Color and materials verification by the Current Planning Section shall occur prior to final building inspection.
- A total of 28 trees are approved for removal as shown on the Tree Protection Plan, dated August 16, 2016, of which 17 are regulated under the RM District Regulations. See Condition of Approval No. 19 for tree replacement requirements.
- 6. A Tree Protection Plan, in compliance with Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, shall be submitted with the building permit plans for review and approval by the Current Planning Section.
- 7. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.
- 8. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
- 9. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
- 10. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer, and must be reviewed and approved by the Department of Public Works and the Current Planning Section.
- 11. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
- 12. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.

- 13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
- 14. Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to San Mateo County Ordinance No. 4758. The impact fees shall be assessed at \$5.00 per sq. ft. over 2,500 sq. ft. of residential floor area.

Mitigation Measures from the Mitigated Negative Declaration (changes made to the mitigation measures are shown in strike-through and underline format):

- 15. <u>Mitigation Measure 1</u>: All proposed lighting (interior and exterior) shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises. <u>Verification of installed exterior light fixtures by the Current Planning Section shall occur prior to final building inspection.</u>
- 16. <u>Mitigation Measure 2</u>: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.
- 17. <u>Mitigation Measure 3</u>: The applicant shall submit an Air Quality Best Management Practices Plan to the Planning and Building Department prior to the issuance of any grading "hard card" or building permit that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-1 of the BAAQMD CEQA Guidelines (May 2011). These measures shall be implemented prior to beginning any grading and/or construction activities and shall be maintained for the duration of the project grading and/or construction activities:
 - a. All exposed surfaces (e.g. parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

- f. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.
- h. Minimize the idling time of diesel powered construction equipment to two minutes.
- 18. <u>Mitigation Measure 4</u>: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size and location. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets. <u>Tree planting verification by the Current Planning Section shall occur prior to final building inspection.</u>
- 19. <u>Mitigation Measure 5</u>: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
- 20. <u>Mitigation Measure 6</u>: In the event that paleontological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significant of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
- 21. <u>Mitigation Measure 7</u>: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
- 22. <u>Mitigation Measure 8</u>: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

- 23. <u>Mitigation Measure 9</u>: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
- 24. <u>Mitigation Measure 10</u>: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Building Inspection Section

- 25. For the building plans submittal, provide clarification for driveway material shown on plan sheet A-1.1 versus plan sheet C-1.
- 26. The property is located within the State Responsibility Area Very High Fire Hazard Severity Zone and as such, the entire project shall meet the requirements of the appropriate sections of CRC Section 327 and/or CBC Chapter 7A.
- 27. The second unit shall have access to, and control of, an independent source of space conditioning.
- 28. The project shall include preparations for an Electric Vehicle Charging Station installation.

Geotechnical Section

- 29. For the final approval of the grading permit, the applicant 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, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
 - 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 Current Planning Section.

Please include the Geotechnical File Number, 15G-45, in all correspondence with the Geotechnical Section of the Planning and Building Department.

Department of Public Works

30. 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 #3277.

- 31. Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
- 32. Proposed facilities shall not be constructed in ingress and egress easements unless directly associated with ingress and egress to the property.

Environmental Health Division

33. The applicant shall comply with all requirements of the Environmental Health Division's Onsite Wastewater Treatment System Ordinance and Onsite Systems Manual for the installation of the septic system.

Woodside Fire Protection District

- 34. The address shall be clearly posted and visible from the street with a minimum of 4-inch numbers on contrasting background.
- 35. An approved spark arrestor shall be provided for all chimneys, including any outside fireplace.
- 36. Smoke detectors and Carbon Dioxide detectors must be installed pursuant to code.
- 37. An NFPA 13D Fire Sprinkler system must be installed in the Main Residence and Guest House.
- 38. Prior to the start of construction, 100 feet of defensible space shall be provided around the proposed new structures. Upon final construction inspection, 30 feet of perimeter defensible space shall be provided from the new structures.
- 39. Driveway grades over 15% shall be brushed concrete. The driveway grade shall not exceed 20%. All shared areas of the driveway shall be 18 feet. in width.
- 40. The location and distance of the nearest existing or proposed hydrant must be shown on the site plan submitted as part of the building permit plans.

California Water Service Company

- 41. The applicant shall submit a Form 1318 with fire sprinkler plan and calculations to the California Water Service Company for design and engineering review.
- 42. The applicant is encouraged to use water conserving devices. A list of rebate programs for qualifying water conserving devices for the Bear Gulch area is available online at https://www.calwater.com/conservation/rebates-and-programs/residential/bg/.