COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: May 11, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of the certification of an Initial Study and Mitigated Negative Declaration, a Resource Management District Permit, an Architectural Review Permit, a Grading Permit, and a Non-Conforming Use Permit, for the demolition of an existing single-family residence and the construction of a new 5,700 sq. ft. single-family residence. The project also proposes to legalize 926 sq. ft. of living area over a legal non-conforming detached garage for use as a second dwelling unit. The project is located at 14442 Skyline Boulevard in the unincorporated Woodside area of San Mateo County.

County File Number: PLN 2015-00304 (Pearcy/Ohlund)

PROPOSAL

The applicant proposes to demolish an existing single-family residence and to construct a new 5,700 sq. ft. single-family residence. The project also includes the legalization of 926 sq. ft. of living area over a legal detached garage as a second dwelling unit. The project proposes upgrades to the existing driveway to meet current emergency access standards. The project includes 755 cubic yards of cut and 90 cubic yards of fill in order to prepare the building site for the proposed residence and to bring the existing driveway up to current emergency vehicle access standards. Two trees are proposed for removal. The parcel is located within Skyline Boulevard State Scenic Corridor and within the Tunitas Creek Road County Scenic Corridor at 14442 Skyline Boulevard in the unincorporated Woodside area.

RECOMMENDATION

That the Planning Commission certify the Initial Study and Mitigated Negative Declaration and approve the requested permits, County File PLN 2015-00304, by making the required findings and adopting the conditions of approval as listed in Attachment A.

SUMMARY

The proposed construction and areas to be legalized require that the driveway be upgraded to provide compliant emergency vehicle access. These upgrades will slightly alter the grade, width, and provide vehicle turnouts to the driveway in order to safely accommodate emergency vehicles. While the subject parcel is within the Skyline State and Tunitas Creek Road County Scenic Corridors, the proposed project's impacts are minimal given the topography and existing vegetation. The proposed project scope and location also allow for the majority of the parcel to remain undisturbed in its natural state, which preserves the intent of the underlying Resource Management (RM) District.

The project is further consistent with the environmental quality criteria, site design criteria, utilities, water resources, cultural resources, hazards to public safety, and primary scenic resources areas criteria of the RM District zoning standards. The project is also in compliance with the objectives of the architectural review permit as the improvements are minimized from view due to their location and design. Furthermore, the project utilizes colors and materials that blend with the natural environment. The project complies with the County's Grading Ordinance as the project, as conditioned, will not have an adverse environmental impact and conforms to the County's General Plan. The Initial Study and Mitigated Negative Declaration include a number of conditions to further ensure that the project will not result in any significant impacts to the subject or surrounding parcels and that the project remains consistent with applicable policies and standards.

AC:pac – ACCAA0219_WPU.DOCX

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: May 11, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of the certification of an Initial Study and Mitigated Negative Declaration, subject to the California Environmental Quality Act, a Resource Management Permit, pursuant to Section 6315 of the County Zoning Regulations, an Architectural Review Permit, pursuant to the State of California Streets and Highways Code, a Non-Conforming Use Permit, pursuant to Section 6137 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 8600 of the County Ordinance Code, to construct a new 5,700 sq. ft. single-family residence and to legalize 926 sq. ft. of living space located over an existing detached garage as a second dwelling unit. The parcel is located at 14442 Skyline Boulevard in the unincorporated Woodside area of San Mateo County.

County File Number: PLN 2015-00304 (Pearcy/Ohlund)

PROPOSAL

The project consists of the demolition of an existing single-family residence and the construction of a new 5,700 sq. ft. single-family residence. The project also proposes to legalize 926 sq. ft. of living area over a legal detached garage. The project includes 755 cubic yards of cut and 90 cubic yards of fill in order to prepare the building site for the proposed residence and to bring the existing driveway up to current emergency vehicle access standards. One double trunked tan oak tree and one redwood tree are proposed for removal in order to accommodate the proposed development. The parcel is located within Skyline Boulevard State Scenic Corridor and within the Tunitas Creek Road County Scenic Corridor.

RECOMMENDATION

That the Planning Commission certify the Initial Study and Mitigated Negative Declaration and approve the requested permits, County File PLN 2015-00304, by making the required findings and adopting the conditions of approval as listed in Attachment A.

BACKGROUND

Report Prepared By: Angela Chavez, Project Planner, Telephone 650/599-7217

Applicant: Mark Pearcy of Mark Pearcy Architecture

Owner: John and Kimberly Ohlund

Location: 14442 Skyline Boulevard, unincorporated Woodside

APN: 067-191-170

Size: 25.5-acre parcel

Existing Zoning: RM (Resource Management) District

General Plan Designation: Open Space Rural

Parcel Legality: The subject parcel was one of three parcels created through an approved subdivision, Planning case number, SMN 79-46, and recorded on March 24, 1981.

Existing Land Use: Improved with a Single-Family Residence

Water Supply: Municipal service is provided by California Water Service Company.

Sewage Disposal: The site currently is improved with two on-site septic systems, one of which will be demolished as part of the project. The remaining system will serve the new single-family residence and the second dwelling unit to be legalized. The County's Environmental Health Division has preliminarily reviewed the plans and provided a conditional approval.

Flood Zone: The project site is located in Flood Zone X as defined by FEMA (Community Panel Number 06081C0290E, dated October 16, 2012), which is an area with minimal potential for flooding.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from March 21, 2016 to April 11, 2016. As of the publication of this report, no comments were received.

Setting: The project site is accessed at its northern boundary via an existing driveway from Skyline Boulevard which serves several parcels. The southern boundary of the parcel abuts Tunitas Creek Road with no access available from this side. The subject parcel is currently developed with a single-family residence (to be demolished) and a 1,852 sq. ft. two-story detached garage. The general project area is heavily wooded with sporadic development. The Purisima Creek Redwoods Open Space Preserve loosely surrounds the property to the north, south, and west. Very low density residential development is present to the east (across Skyline Boulevard) of the property.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the project for conformance with all applicable General Plan Policies. The policies applicable to this project include the following:

Policy 1.24 (*Protect Vegetative Resources*) calls for, in part, the regulation of development to ensure the minimization of the removal of vegetative resources and the protection of scenic trees. The subject parcel is located in a heavily wooded area just north of the intersection of Skyline Boulevard and Tunitas Creek Road. Given that the parcel has been previously developed, the applicant has chosen to modify areas that are either immediately adjacent to existing development or within the boundaries of areas that have been previously disturbed. The applicant has proposed a location that results in the removal of only two trees, thereby allowing the majority of the trees and natural vegetation to remain.

Policy 2.17 (*Minimize Soil Erosion and Sedimentation*) calls for the regulation of development to minimize soil erosion and sedimentation. The project involves improvements to the existing driveway in order to meet the requirements set by the County Fire Authority regarding emergency access. The parcel slopes upward from Skyline Boulevard and meanders down to the existing development. The driveway modifications include the provision of turnouts, alterations to the grade, and widening the width in order to accommodate emergency vehicles. This work involves approximately 220 cubic yards of cut. The remaining 535 cubic yards of cut and 90 cubic yards of fill is associated with site work and building construction. Given the overall size of the parcel and the limited area impacted by the project improvements, the project minimizes the amount of grading necessary by focusing the modifications to areas that have been previously disturbed.

Policy 4.21 (*Scenic Corridors*) calls for the protection and enhancement of the visual quality of scenic corridors by managing the location and appearance of structural development. The subject property is located within both the Skyline State Scenic Corridor and the Tunitas Creek County Scenic Corridor. The subject property is largely buffered from public viewpoints of both roadways by existing, mature vegetation and topography. Given the existing site conditions and the 100-foot required setback from Skyline Boulevard the new single-family residence is not anticipated to be visible. However, the detached two-story garage is partially visible from Skyline Boulevard as it is located within the 100-foot setback and is therefore considered non-conforming. The Use Permit is required in order to legalize the second story as it intensifies the existing non-conformity. Despite the partial visibility, the structure utilizes natural materials and colors

which aid in blending the structure with the natural environment and minimizing the impacts to visual resources.

Policies 4.24 and 4.25 (*Location of Structures and Earthwork Operations*) call for the regulation of the location of development to minimize the impacts of noise, light, glare and odors on adjacent properties and roads. These policies also call for the proposed development to conform to the natural vegetation, landforms, and topography of the existing site while keeping grading or earth-moving operations to a minimum. As discussed previously, the proposed driveway modifications cluster site disturbance to areas immediately adjacent to previously disturbed areas and are necessary to meet fire safety requirements. The grading for the house and site preparation is also focused on previously disturbed areas and is designed to conform to the topography of the site. The proposed colors and materials for the structures further aid in minimizing impact of glare by utilizing natural colors and materials which blend with the surrounding environment. Given the overall size of the parcel and the focused areas of the proposed development, the applicant has been thoughtful in preserving the scenic nature of the parcel.

2. Conformance with the RM (Resource Management) District Regulations

a. Setbacks and Height Requirements

As shown in the table below, the structure to be legalized complies with Sections 6317, 6319A, and 6319B of the San Mateo County Zoning Regulations, which regulate the height of structures and required setbacks.

	A	B
	Resource Management Development Standards	**Proposed**
Minimum Lot Size	N/A	25.5 acres (existing)
Minimum Front Setback	50 feet 100 feet from Skyline Boulevard	100 feet (proposed house) 62 feet (existing detached garage)
Minimum Side Setback	20 feet	>20 feet (both left and right sides)
Minimum Rear Setback	20 feet	>20 feet
Maximum Building Height	36 feet	27 feet

b. Resource Management (RM) District Development Review Criteria

Pursuant to Section 6313 and Section 6324 of the Zoning Regulations, all development proposed for parcels with an RM zoning designation are further subject to the Development Review Criteria found in Chapter 20A.2 of the Zoning Regulations. Compliance with the applicable criteria is discussed below:

(1) Environmental Quality Criteria

The proposed project adheres to the standards set by this section as it is designed and located to reduce impacts to the environment. The proposed development is clustered amongst previously disturbed areas on the parcel. While the project parcel is located in a rural area, it is improved with infrastructure capable to serve both the existing and proposed development. Necessary improvements to infrastructure are limited to the project site. The project is also in compliance with these criteria as the proposed residential use does not introduce significant amounts of air pollution, noxious odors, pesticides, or other chemicals.

(2) Site Design Criteria

This section addresses site design criteria as well as primary scenic resource area goals. The project is compliant with these criteria as the proposed development has been located, sited, and designed so that it fits the existing environment, thus resulting in minimized grading and site disturbance. This also ensures that the stability of the soils is preserved. The proposed and existing development to be legalized are subordinate to the surrounding forest canopy and utilize natural colors, which blend with the surrounding natural vegetation. The proposed single-family residence will utilize board and batten siding in combination with horizontal siding in brown earth tone colors which is similar to the finishes utilized on the detached garage. While the project site is located both within the Skyline State Scenic Corridor and the Tunitas Creek Road County Scenic Corridor, as designed and located, the structures due to distance, topography, existing trees, and vegetation are buffered visually from the scenic corridors.

(3) Utilities

In regard to the provision of utilities, the subject project has been reviewed by the County's Environmental Health Division. The site is currently improved with two septic systems one of which will be removed as part of this project. The Environmental

Health Division has provided a conditional approval of the project but is requiring the remaining septic system be inspected prior to finalization of the building permit to ensure that the system has been installed and connected correctly.

The area in which the property is located is served by California Water Service Company, a local municipal water provider. A project referral was sent to them but no response was received. However, given that there is no net increase in the number of units being served by this connection, there is no indication that continued use would result in negative impacts or that the needs of the structures could not be met.

(4) Water Resources Criteria

The project, as designed, involves cut and fill in order to install the necessary driveway improvements and prepare the site for new construction. By improving the existing driveway and utilizing best management practices for grading activities, as conditioned, the expected impact to the natural runoff of water on the property is consistent with requirements that seek to maintain surface water runoff at their current levels. The project also maintains almost all of the existing significant vegetation, which in accordance with the Skyline Area Goals, does not require that significant irrigation be installed in order to support replanting or future landscaping. In order to further protect water resources in the area during the project's construction phase, the applicant is required to install and maintain active sediment and erosion control measures to prevent any surface water runoff.

(5) Cultural Resources Criteria

These criteria require the preservation of archaeological and/or paleontological resources. Given that the existence of such resources is unknown until commencement of development begins, staff has included a condition of approval in Attachment A, requiring notes to be placed on plans which detail the requirements of the project applicant in the event that such resources are discovered.

(6) Hazards to Public Safety

There are no identified hazards located in the immediate vicinity of the project. However, the applicant is required to comply with all building and fire code requirements to ensure health and safety of the future occupants. These requirements have been included as conditions of approval in Attachment A.

(7) Primary Scenic Resource Areas Criteria

The criteria of this section specifically apply to properties located within scenic corridors and other primary scenic resource areas. As mentioned previously, this parcel is located within both the Skyline State Scenic Corridor and the Tunitas Creek Road County Scenic Corridor and therefore is subject to review under this section. The project was found to be compliant with these criteria as the new single-family residence and area to be legalized are clustered with the existing legal development and road improvements. In utilizing the existing driveway location for the area to be improved, the amount of overall disturbance and earthwork is limited. This also ensures that the project will not be visible from public roadways. The project minimizes removal of natural and significant vegetation, and utilizes muted colors (earth toned brown) and materials (board and batten siding) to blend with the surrounding environment. In accordance with the criteria of this section, the project has been carefully designed to respect the natural environment while utilizing the existing landscape to provide a visual buffer from the adjacent scenic roadways.

3. Conformance with the Architectural Review Permit

Staff has reviewed the project and found it to be in compliance with the applicable sections of the State of California Streets and Highways Code as it pertains to the Skyline State Scenic Corridor. Specifically, the standards attempt to promote the preservation of the visual character and protect the scenic appearance of the Skyline State Scenic Corridor area. As discussed previously, the subject parcel is developed and is served by existing infra-structure, therefore, resulting in on-site improvements only. The proposed single-family residence, area to be legalized, and the proposed road improvements have been located so that distance, topography, existing development, and existing vegetation provide a visual buffer from public viewpoints. The existing and proposed structures utilize natural materials and colors (as indicated above) which aids them in blending in with the surrounding environment. The project also respects the natural topography of the site and has clustered the structures together to minimize site disturbance. Overall, the project has been designed and sited to be subordinate and complementary to the site.

4. Conformance with the Second Dwelling Unit Regulations

The project complies with Section 6428.5 of the Zoning Regulations which regulates second dwelling units with the exception that State law supersedes those design review sections regarding notification and decision appeal ability. The second dwelling unit complies with the Resource Management Development Standards in regard to maximum height.

Further, the second dwelling unit does not exceed 35% of the floor area of the main dwelling unit, and the requirement of a minimum of one off-street parking space, in addition to those required for the single-family residence is being provided. However, the structure does not meet the 100-foot front yard setback, required by the Skyline State Scenic Corridor guidelines. The Use Permit discussed below addresses the locational non-conformity.

5. Conformance with the Grading Ordinance

The proposed grading activities for this project involve cut and fill activities in order to modify the existing driveway to provide compliant emergency access to the development on the parcel. Approximately 755 cubic yards will be excavated and 90 cubic yards of fill will be used in order to prepare the site for the new single-family residence and to widen the driveway, alter the grade, provide turnarounds, and turnouts capable of accommodating emergency vehicles.

Staff has reviewed the proposal against the required findings for the issuance of a grading permit and concluded that the project conforms to the criteria for review contained in Section 8605 of the Grading Ordinance (i.e., standards for erosion and sediment controls and submittal of a geotechnical report). Given that the areas proposed for improvement are clustered amongst the existing development, the disturbed areas are focused and contained allowing the majority of the parcel to remain in its natural state. In order to approve this project, the Planning Commission must make the required findings contained in the grading regulations. Staff concludes that the findings can be made with a discussion of the findings provided below:

a. **That the project will not have a significant adverse effect on the environment.**

The project will have a less than significant impact on the environment with the implementation of the mitigation measures proposed by the Mitigated Negative Declaration on elements identified as having a potential impact. These include air quality, geology and soils, and climate change.

b. **That the project conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan.**

The project, as proposed, conforms to the criteria for review contained in the Grading Ordinance. As discussed in previous sections, the proposed grading and site impacts associated with this project are consistent with the County's General Plan Policies regarding land use compatibility in rural lands and development standards to minimize land use conflicts with the natural environment. The project is also consistent with the intent of the Grading Ordinance that calls for the minimization of alterations to topography, and preservation of trees

and vegetation. The proposed grading will minimize potential impacts to open space resource lands as the development is clustered within previously disturbed areas. Furthermore, the location avoids any sensitive habitat and minimizes the removal of significant trees or vegetation as only two significant trees are impacted by the project.

6. Conformance with Use Permit Findings

Section 6137 of the County Zoning Regulations allows the proposed enlargement of a non-conforming structure which does not conform to the zoning regulations currently in effect with the issuance of a use permit. The existing detached garage is considered legal non-conforming due to its location within the required 100-foot setback from Skyline Boulevard. A review of County records determined that only the first floor of the detached garage was legally constructed given the described square footage.

The following finding, as required by Section 6137, must be made in order to approve a use permit for the proposed project:

a. **The establishment, maintenance and/or conducting of the proposed 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 the neighborhood.**

The subject parcel is not located within the Coastal zone, and thus, the project poses no adverse impact to coastal resources. The 926 sq. ft. second story, to be legalized, conforms to the requirements of the Resource Management Zoning District in regard to the maximum allowable height and setbacks. However, the Skyline Scenic State Corridor requires a setback of 100 feet from Skyline Boulevard rather than the standard 50-foot setback of the zoning district. At its closest point, the garage is located approximately 62 feet from Skyline Boulevard and the second story is partially visible through the trees from the roadway. However, the finished color and materials of the garage help to blend the structure with the surrounding environment which minimize its visibility. Further, the garage is only visible for a short distance along Skyline Boulevard and the topography of the area in which the garage is located. Therefore, the legalization of the second story is not considered to be detrimental to the public welfare or injurious to property or improvements in said the neighborhood.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from March 28, 2016 to April 11, 2016. No comments were

received as of the publication of this report. Mitigation measures have been included as conditions of approval in Attachment A.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Environmental Health Division
Geotechnical Section
Cal-Fire

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Site Plan
D. Elevations
E. Site Section Elevations
F. Floor Plans
G. Initial Study and Mitigated Negative Declaration

AC:pac – ACCAA0220_WPU.DOCX

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00304 Hearing Date: May 11, 2016

Prepared By: Angela Chavez
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Find:

1. That the Planning Commission does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.

2. That the Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.

3. 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 will have a significant effect on the environment.

4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Resource Management District Permit, Find:

General Criteria

5. That the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Zoning Regulations. The project complies with Section 6324.1 and Section 6324.4, which respectively address the potential for environmental impacts and water resources, as the project will not introduce noxious odors, chemical agents, or long-term noise levels. The project also complies with Sections 6324.2 through 6325.1, which address site design criteria, utilities, cultural resources, hazards and primary scenic resource areas, as the project is not located near any sensitive habitats or waterways. The project, as designed and conditioned, preserves the majority of mature trees and dominant vegetation. While the project is located within the scenic corridor, its

design, existing topography and vegetation ensure that the impact from scenic public viewpoints is minimal.

Regarding the Architectural Review Permit, Find:

6. That the project complies with the criteria of the State of California Streets and Highways Code as it pertains to the Skyline State Scenic Corridor. The proposed project results in on-site improvements only. The proposed development has been carefully located so that distance, topography, existing development, and existing vegetation provide a visual buffer from public viewpoints. The project utilizes colors and materials, which are natural in appearance and earth toned, that helps them to blend with the surrounding environment. The project also respects the natural topography of the site and has clustered the structures together to minimize site disturbance. Overall, the project has been designed and sited as to remain subordinate and complementary to the site.

Regarding the Grading Permit, Find:

7. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by Planning staff and the Department of Public Works, which found that the project can be completed without significant harm to the environment as conditioned.

8. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Planning staff and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605 and the San Mateo County General Plan.

Regarding the Use Permit, Find:

9. That the establishment, maintenance and/or conducting of the proposed 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 the neighborhood. As proposed and conditioned, the legalization of the second story on the legal non-conforming garage is minimally visible and does not pose a detriment to public welfare or neighboring properties. The project will have no impact on coastal resources, as the property is not located within the Coastal Zone.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on May 11, 2016.

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. This permit shall be valid for two (2) years from the date of approval in which time a building permit shall be issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. The Department of Fish and Game has determined that this project is not exempt from Department of Fish and Game California Environmental Quality Act filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of $2,260.25 which includes the applicable recording fee at the time of filing of the Notice of Determination by the County Planning and Building Department staff within ten (10) business days of the approval.

4. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion.

5. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "Hard Card" with all necessary information filled out and signatures obtained) by the Current Planning Section and the building permits shall be issued at the same time. No grading activities shall commence until all permits have been issued.

6. The applicant is required to replace any vegetation removed during construction, including ground cover. Per Section 6324.2, vegetation for stabilization of all graded and disturbed areas or for replacement of existing vegetation shall be selected and located to be compatible with surrounding vegetation, recognizing climate, soil and ecological characteristics of the region. This shall occur and be confirmed prior to the building permit's final inspection approval.

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 8605.5, 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 8606.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 8606.5 of the Grading Ordinance.

9. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works 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 Current Planning Section.

10. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

11. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:

    a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, 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.

12. Prior to the beginning of all construction, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

    a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

    b. Minimize the area of bare soil exposed at one time (phased grading).

    c. Clear only areas essential for construction.

    d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as

mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.

k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).

l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

m. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

13. The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

a. Water all active construction areas at least twice daily.

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.

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

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

h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible.

14. The applicant shall implement the following basic construction measures at all times:

a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure, Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations

15. 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).

16. The applicant shall submit an on-site drainage plan, as prepared by a civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan shall show, in all respective cases, the mechanisms necessary to contain all water runoff generated by on-site impervious surfaces, and to reduce the amount of off-site runoff through the use of on-site percolation facilities. The drainage plan shall also include facilities to minimize the amount of pollutants in stormwater runoff through on-site retention and filtering facilities.

    The on-site drainage plan shall be submitted to the Current Planning Section for review and approval by the Community Development Director prior to the issuance of building permits. The plan shall be included as part of the project's final building permit application and construction plans. The County Building Inspection Section shall ensure that the approved plan is implemented prior to the project's final building and/or grading inspection approval.

17. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines, including:

    a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

    b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

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

    d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.

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

f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

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

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

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

j. Limiting construction access routes and stabilizing designated access points.

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

l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.

18. Only two trees are approved for removal as part of this permit approval. A separate permit shall be required for the removal of any additional trees. An application and processing, including applicable fees, shall be required prior to any additional tree removal.

19. The exterior color and material samples submitted and reviewed by the Planning Commission are approved. Color verification shall occur in the filed after the applicant has applied the approved materials and colors but prior to the scheduling of a final inspection. The applicant is required to maintain the approved materials and colors.

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

21. Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has

occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.

Building Inspection Section

22. The applicant shall comply with all requirements of the Building Inspection Section at the building permit stage of the application.

Environmental Health Division

23. At the building application stage, the Environmental Health Division shall verify that the septic system repair/installation is complete.

Geotechnical Section

24. The applicant shall comply with all requirements of the Geotechnical Section prior to the issuance of the building permit and during the construction phase of the project.

25. The project was reviewed by the Geotechnical Section of San Mateo County and is thereby subject to the $267.00 review fee. This amount shall be paid to the San Mateo County Planning and Building Department staff within ten (10) business days of the approval.

Department of Public Works

26. 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.

27. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

28. Should existing access not meet the County's minimum standards for safe and adequate access, the applicant shall have designed, by a registered civil engineer, and shall construct, a private driveway with a minimum 2-inch asphalt concrete on 6-inch Class II aggregate base compacted to 95% Proctor Density.

Plans shall be submitted to the Department of Public Works for approval prior to commencing construction, and shall include provisions for temporary and permanent erosion and sediment controls. The private driveway shall be a minimum of 20 feet wide with 1-foot shoulders and shall include provisions for drainage structures. Roadway grades shall not exceed 15% nor a 5% maximum cross-slope. These plans for access shall also meet all conditions and requirements of the appropriate fire jurisdiction, including, but not limited to, the construction of turnouts and turnarounds.

Cal-Fire

29. Fire Department access shall be within 150 feet of all exterior portions of the buildings or facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and the weight it will support.

30. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.

31. A fire flow of 1,000 gallons per minute (gpm) for 2 hours with a 20-pound per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Cal-Fire's final approval of the building permit or before combustibles are brought on site.

32. CRC T-14 requires structures, subdivision and developments in State Responsibility Areas on parcels an acre and larger to provide a minimum 30-foot setback for buildings and accessory structures from all property lines and the center of the road.

33. An interior and exterior audible alarm activated by automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.

34. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13R shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by Cal-Fire.

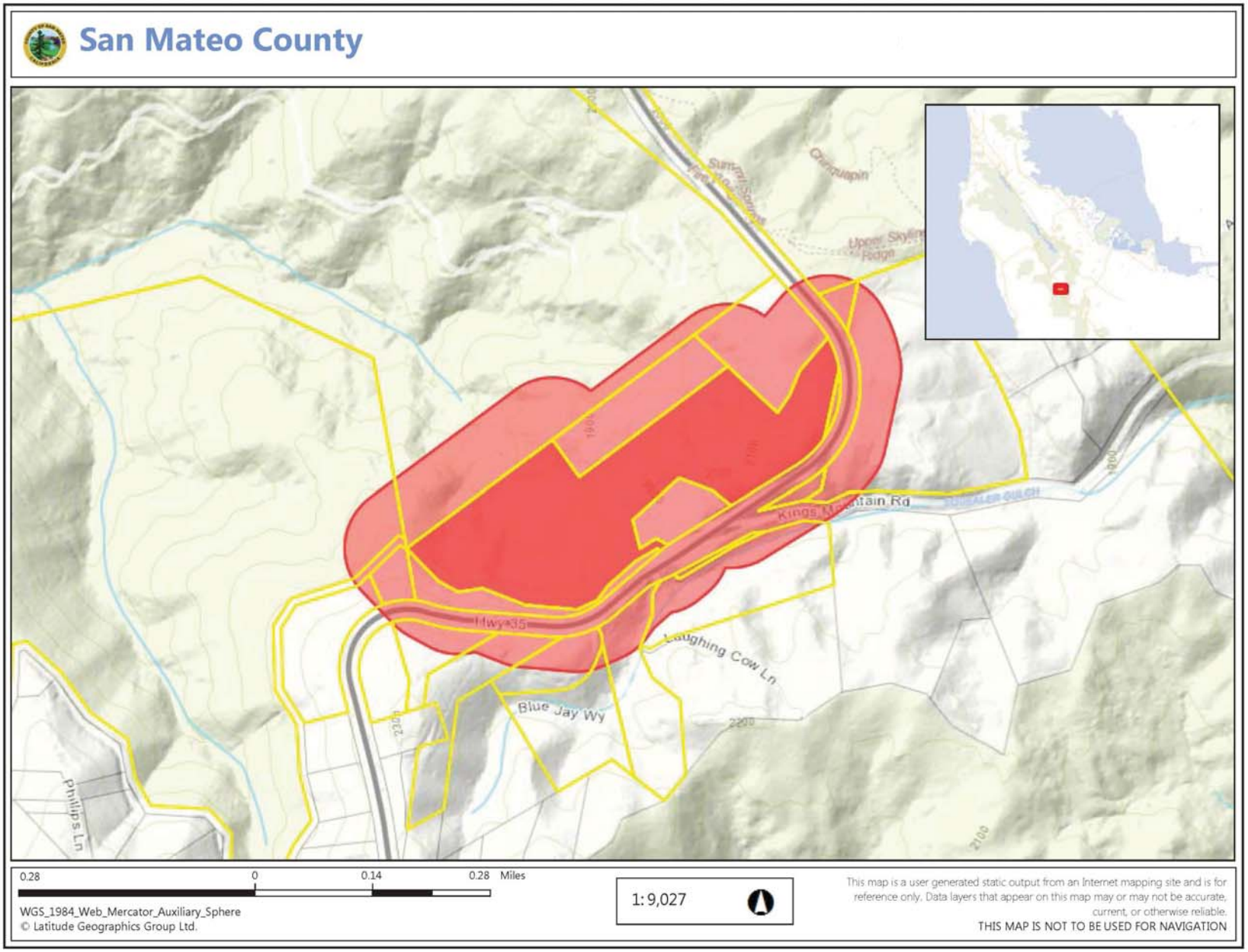
35. All dead end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter.

36. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or CBC Chapter 7A requirements.

<u>California Water Service Company</u>

37. The applicant shall comply with all California Water Service Company requirements at the building permit stage.

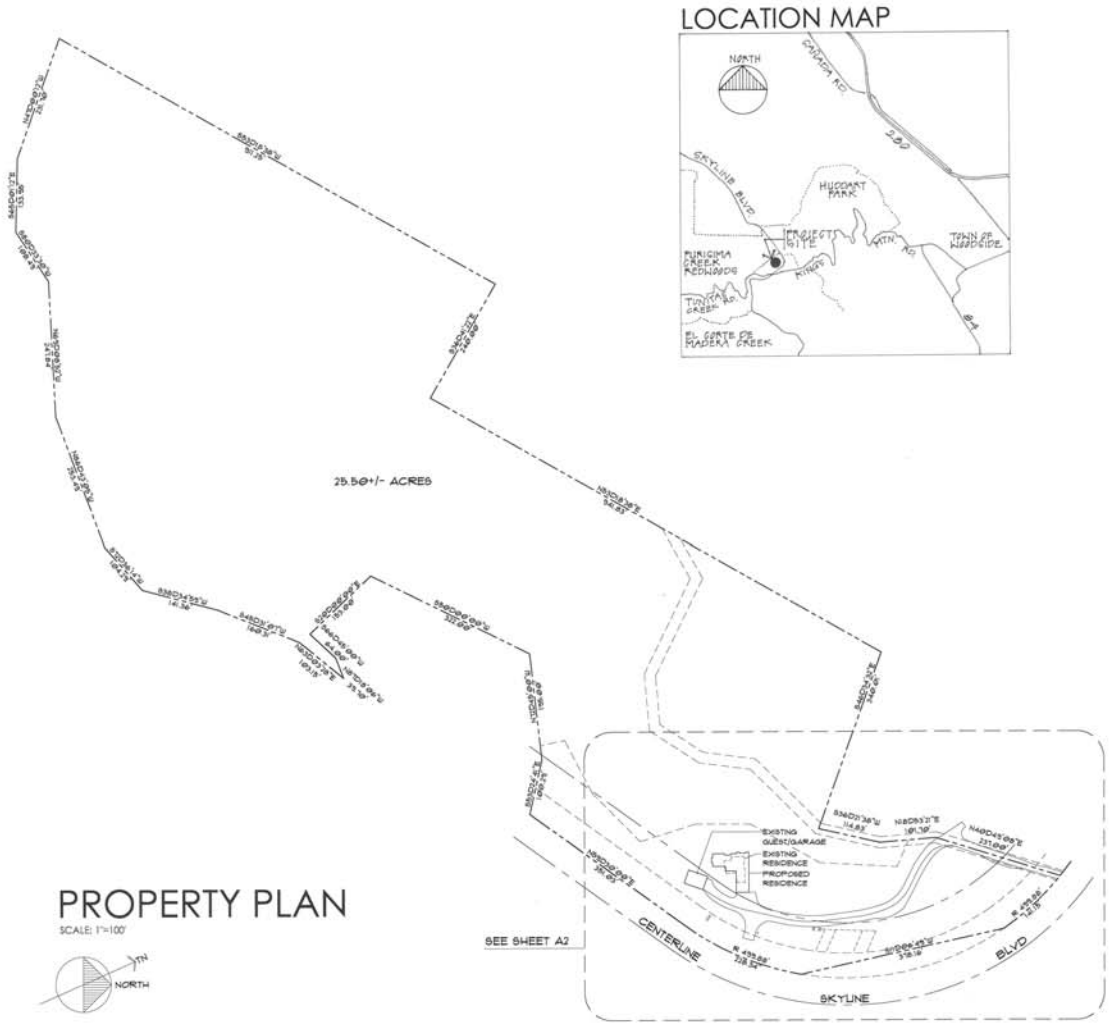
AC:pac – ACCAA0220_WPU.DOCX



San Mateo County Planning Commission Meeting

Owner/Applicant: OHLUND/PEARCY Attachment: B

File Numbers: PLN2015-00304



MARK PEARCY
ARCHITECTURE
1650 Borrollhet Avenue
Burlingame, CA 94010
Phone: 650.348.1509
www.pearcyarchitecture.com

OHLUND RESIDENCE
14442 SKYLINE BOULEVARD
WOODSIDE, CALIFORNIA

Issue	Date
ARCH. REV.	7/1/15
REVISION 1	10/6/15

SHEET TITLE:
PROPERTY & GUEST/ GARAGE PLANS

SCALE: AS NOTED

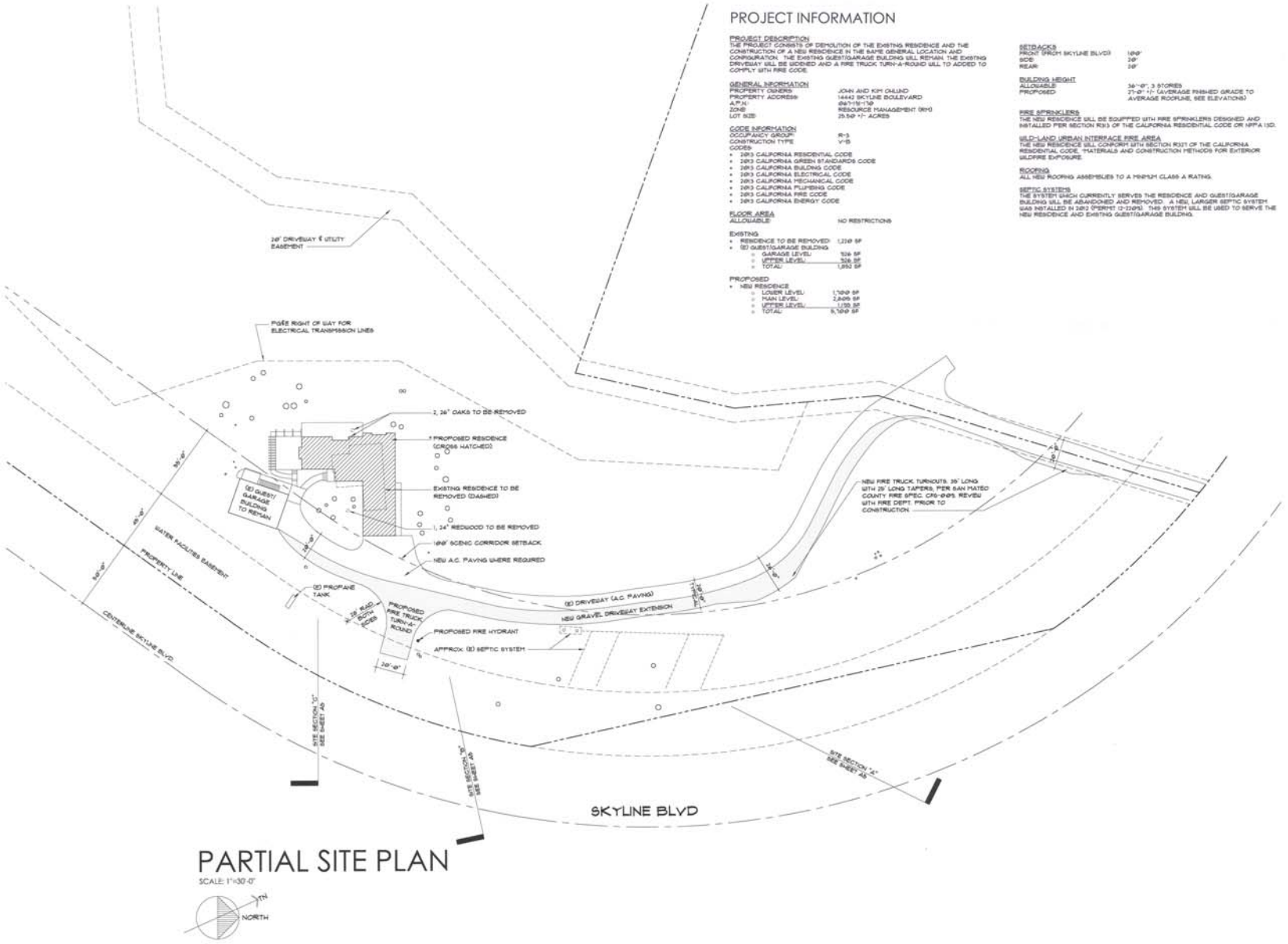
A1

San Mateo County Planning Commission Meeting

Owner/Applicant: OHLUND/PEARCY

Attachment: C

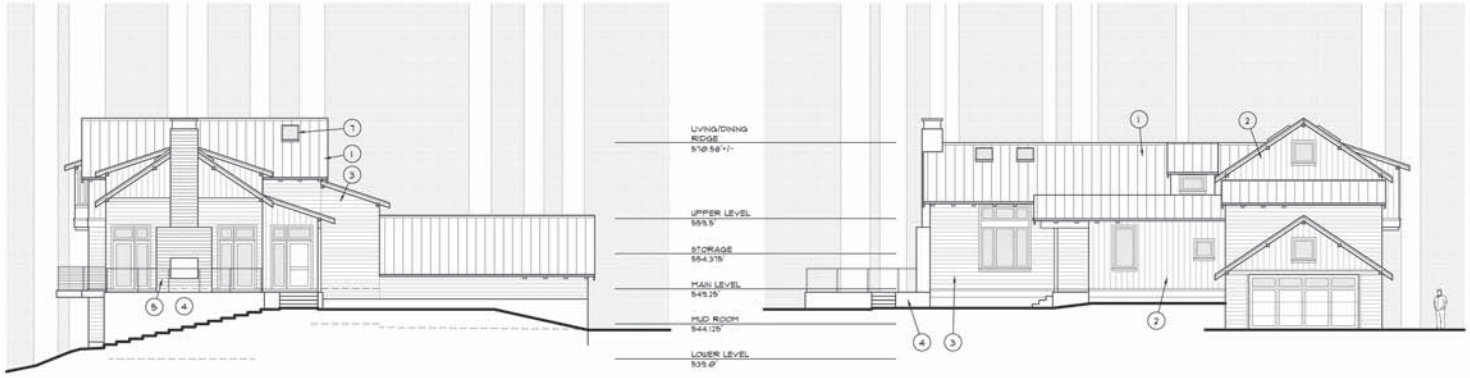
File Numbers: PLN2015-00304



San Mateo County Planning Commission Meeting

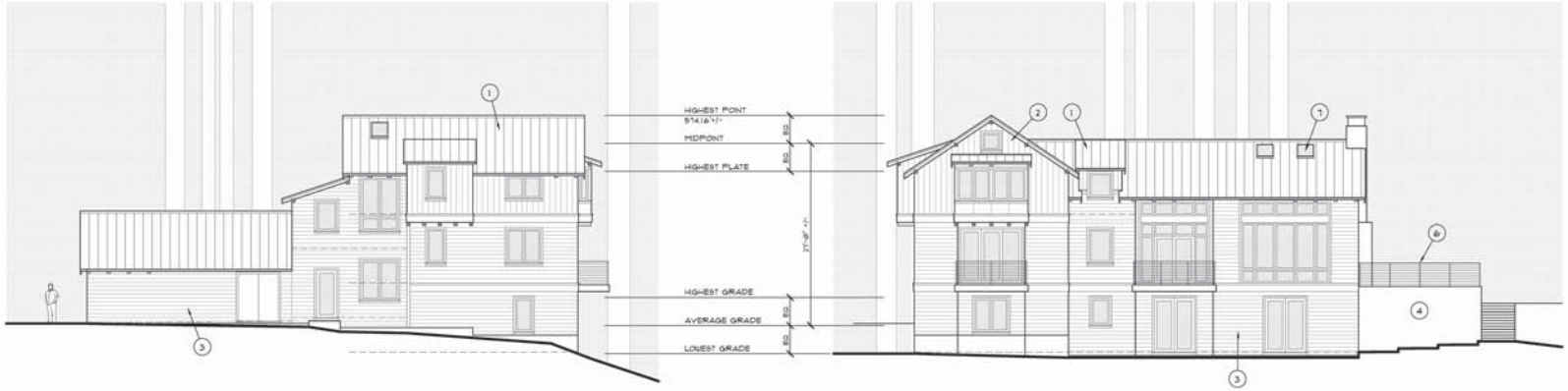
Owner/Applicant: OHLUND/PEARCY Attachment: C

File Numbers: PLN2015-00304



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

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



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

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

ELEVATION KEYNOTES

1. STANDING SEAM METAL ROOF.
2. BOARD & BATTEN (VERTICAL) SIDING. WOOD OR FIBER CEMENT. PAINTED.
3. BEVEL (HORIZONTAL) SIDING. WOOD OR FIBER CEMENT. PAINTED.
4. INTERGRAL COLOR BOARD FORMED CONCRETE.
5. STONE CLADDING OR BOARD FORMED CONCRETE.
6. STEEL AND CABLE GUARDRAIL.
7. SKYLIGHT.

MARK PEARCY
ARCHITECTURE
1650 Borrolthet Avenue
Burlingame, CA 94010
Phone: 650.348.1509
www.pearcyarchitecture.com

OHLUND RESIDENCE
14442 SKYLINE BOULEVARD
WOODSIDE, CALIFORNIA

Issue	Date
ARCH. REV.	7/17/15

SHEET TITLE:
RESIDENCE
EXTERIOR
ELEVATIONS

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

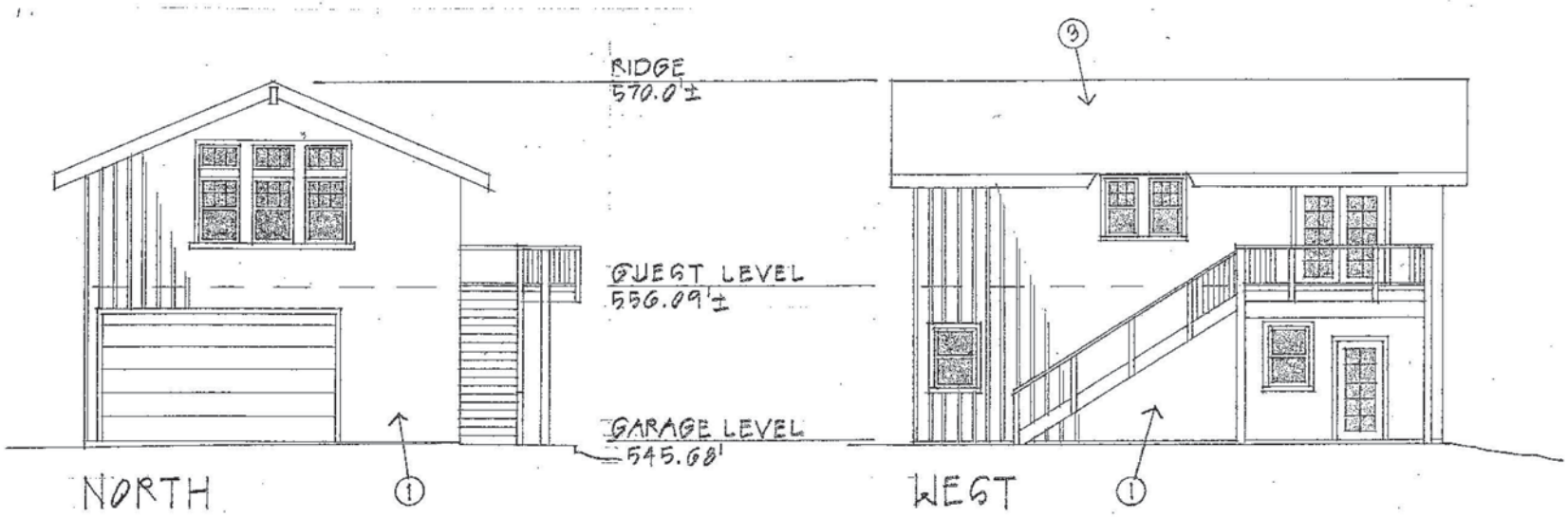
A4

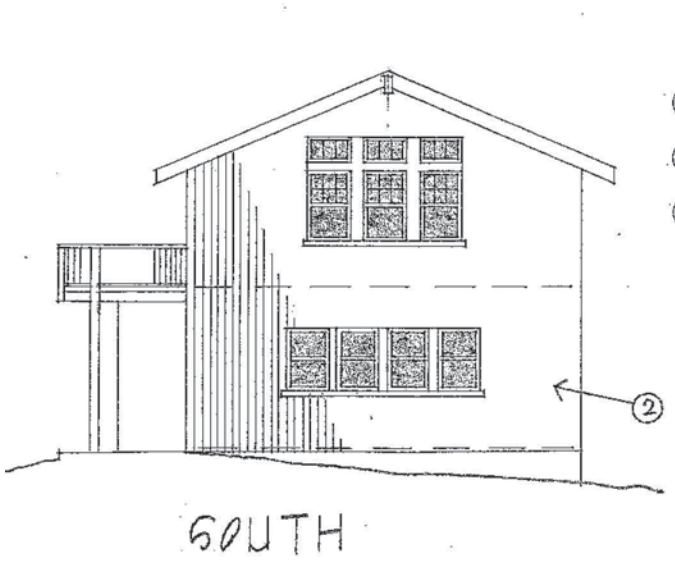
San Mateo County Planning Commission Meeting

Owner/Applicant: OHLUND/PEARCY

Attachment: D

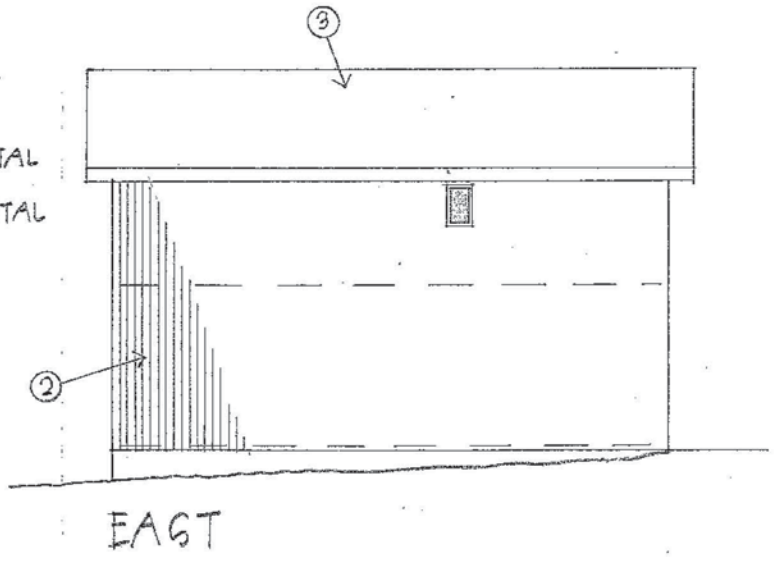
File Numbers: PLN2015-00304





KEYNOTES

1. BOARD + BATTEN SIDING.
2. CORRUGATED METAL SIDING.
3. CORRUGATED METAL ROOFING.



OHLUND RESIDENCE
14442 SKYLINE BLVD.
WOODSIDE, CA

DATE: 10/6/15
SCALE: 1/8" = 1'-0"

EXISTING GUEST/ GARAGE BUILDING ELEVATIONS

SITE SECTION A

SITE TOPOGRAPHY, TREES, ETC LOCATED OUTSIDE THE AREAS NOTED 'SURVEY TOPO' ARE APPROXIMATE + BASED ON VISUAL SITE OBSERVATIONS.

SITE SECTION B

SITE SECTION C

MARK PEARCY
ARCHITECTURE

1650 Borroilhet Avenue
Burlingame, CA 94010

650.348.1509 Phone & Fax
www.pearcyarchitecture.com

OHLUND RESIDENCE
14442 SKYLINE BOULEVARD
WOODSIDE, CALIFORNIA

Issue	Date
ARCH REV.	7/17/15

SHEET TITLE:
SITE SECTIONS

SCALE: 1"=20'-0"

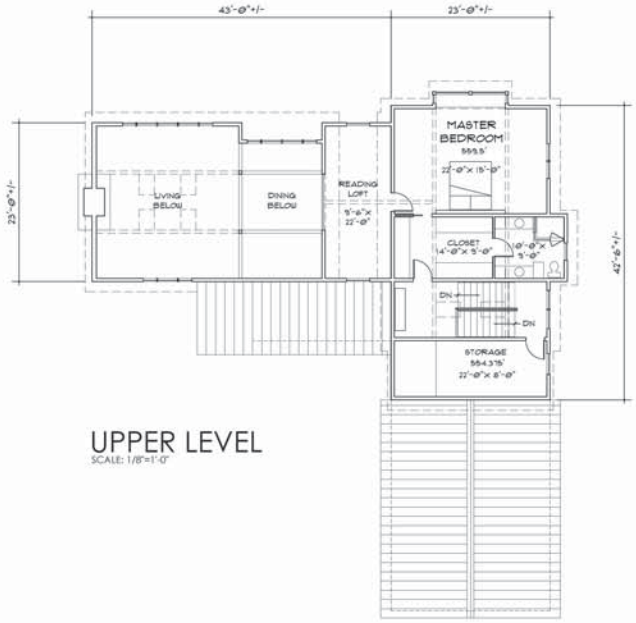
A5

San Mateo County Planning Commission Meeting

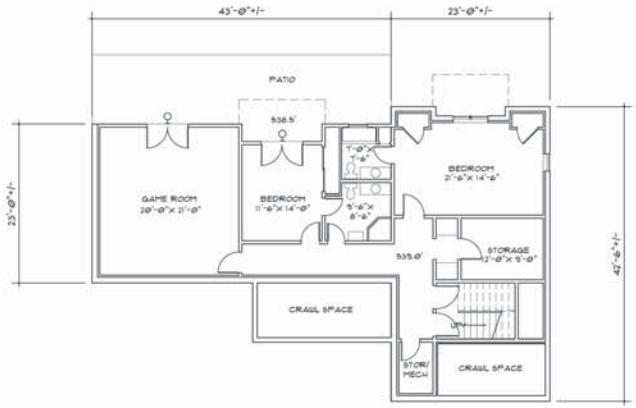
Owner/Applicant: OHLUND/PEARCY

Attachment: E

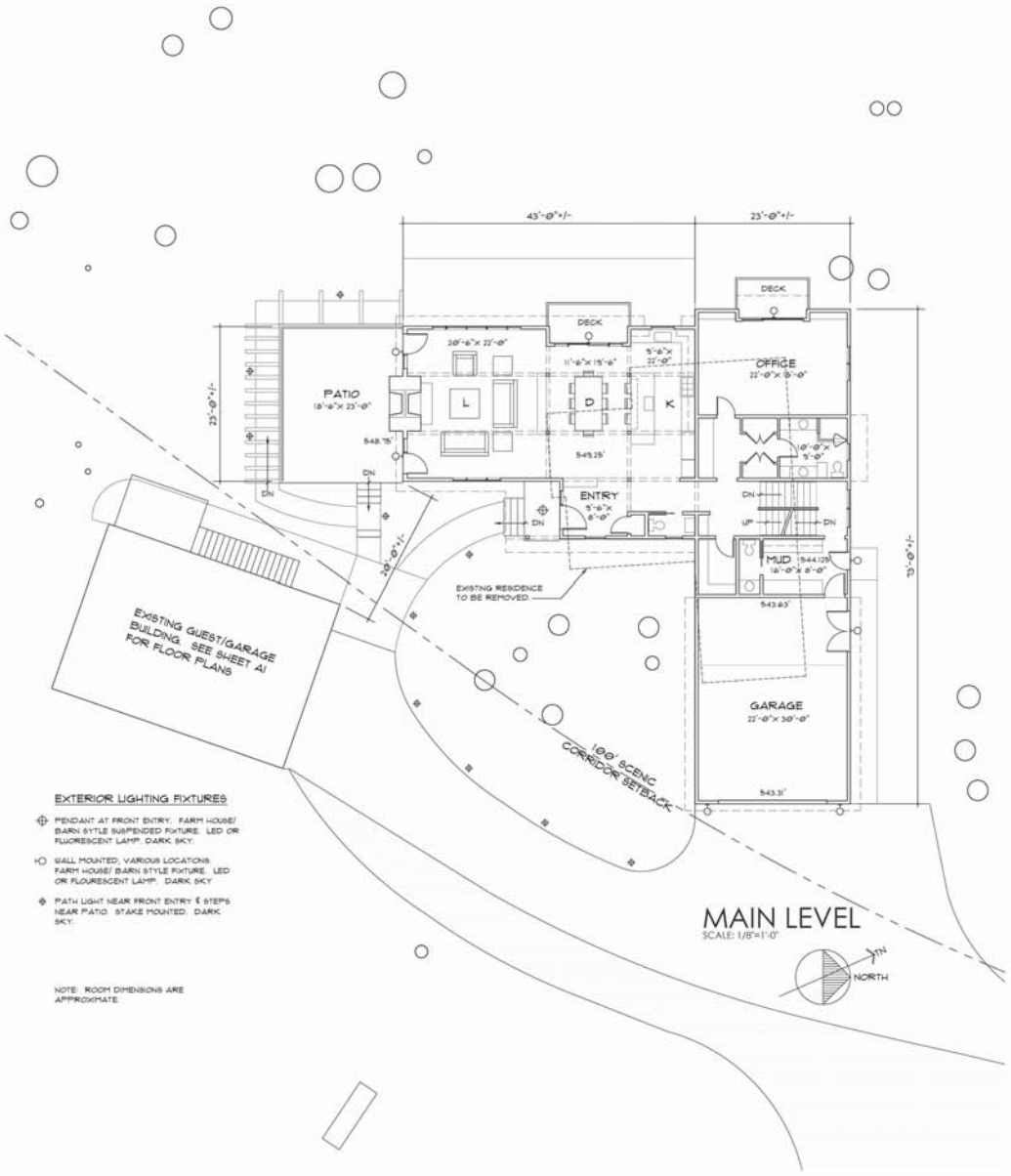
File Numbers: PLN2015-00304



UPPER LEVEL
SCALE: 1/8"=1'-0"



LOWER LEVEL
SCALE: 1/8"=1'-0"



EXTERIOR LIGHTING FIXTURES

- PENDANT AT FRONT ENTRY. FARM HOUSE/ BARN STYLE SUSPENDED FIXTURE. LED OR FLUORESCENT LAMP. DARK SKY.
- WALL MOUNTED, VARIOUS LOCATIONS. FARM HOUSE/ BARN STYLE FIXTURE. LED OR FLOURESCENT LAMP. DARK SKY
- PATH LIGHT NEAR FRONT ENTRY & STEPS NEAR PATIO. STAKE MOUNTED. DARK SKY.

NOTE: ROOM DIMENSIONS ARE APPROXIMATE.

MAIN LEVEL
SCALE: 1/8"=1'-0"

NORTH

MARK PEARCY
ARCHITECTURE
1650 Borrollhet Avenue
Burlingame, CA 94010
Phone: 650.348.1509
www.pearcyarchitecture.com

OHLUND RESIDENCE
14442 SKYLINE BOULEVARD
WOODSIDE, CALIFORNIA

Issue	Date
ARCH. REV.	7/17/15
REVISION 1	10/6/15

SHEET TITLE:
FLOOR PLANS

SCALE: 1/8"=1'-0"

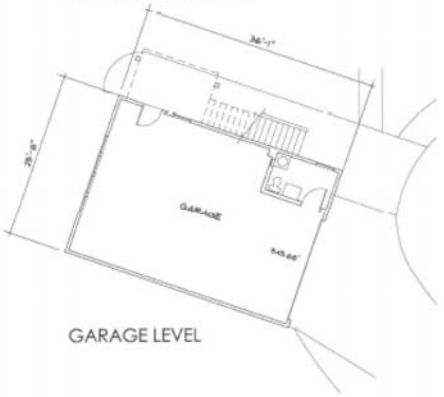
A3

San Mateo County Planning Commission Meeting

Owner/Applicant: OHLUND/PEARCY

Attachment: F

File Numbers: PLN2015-00304



EXISTING GUEST/GARAGE
BUILDING FLOOR PLANS

POSTING ONLY

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

ANSHU NAND

MAR 21 2016

NOTICE OF INTENT TO ADOPT 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: Grading and Single-Family Residence, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2015-00304

OWNER: John and Kimberly Ohlund

APPLICANT: Mark Pearcy of Mark Pearcy Architecture

ASSESSOR'S PARCEL NO.: 067-191-170

LOCATION: 14442 Skyline Boulevard, unincorporated Woodside

PROJECT DESCRIPTION: The project consists of the demolition of an existing single-family residence and the construction a new 5,700 sq. ft. single-family residence. The project also proposes to legalize 926 sq. ft. of living area over a legal detached garage. The project includes 755 cubic yards of cut and 90 cubic yards of fill in order to prepare the building site for the proposed residence and to bring the existing driveway up to current emergency vehicle access standards. One double trunked tan oak tree and one redwood tree are proposed for removal in order to accommodate the proposed development. The parcel is located within the Skyline Boulevard State Scenic Corridor and within the Tunitas Creek Road County Scenic Corridor.

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.

Attachment G

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

Mitigation Measure 1: The applicant shall implement the following dust control measures during grading and construction activities:

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

Mitigation Measure 2: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, to control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and to retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

1. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
2. Minimize the area of bare soil exposed at one time (phased grading).
3. Clear only areas essential for project activities.
4. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
5. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
6. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
7. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
8. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
9. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
10. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.

11. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50% full (by volume).

12. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

13. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.

14. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

Mitigation Measure 3: The applicant shall implement the following basic construction measures at all times:

1. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

2. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

3. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 4: 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).

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: March 21, 2016 to April 11, 2016

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., April 11, 2016.**

CONTACT PERSON

Angela Chavez, Project Planner
Telephone: 650/599-7217

Angela Chavez, Project Planner

ACC:jlh – ACCAA0138_JLH.DOCX

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Grading, Single-Family Residence, and Legalization of Habitable Space.

2. **County File Number:** PLN 2015-00304

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:** Angela Chavez, 650/599-7217

5. **Project Location:** 14442 Skyline Boulevard, unincorporated Woodside

6. **Assessor's Parcel Number and Size of Parcel:** 067-191-170, 25.5 acres

7. **Project Sponsor's Name and Address:** John and Kim Ohlund
14442 Skyline Boulevard, Woodside, CA 94062

8. **General Plan Designation:** Open Space

9. **Zoning:** Resource Management (RM)

10. **Description of the Project:** The project consists of the demolition of an existing single family residence and the construction a new 5,700 sq. ft. single family residence. The project also proposes to legalize 926 sq. ft. of living area over a legal detached garage. The project includes 755 cubic yards of cut and 90 cubic yards of fill in order to prepare the building site for the proposed residence and to bring the existing driveway up to current emergency vehicle access standards. One double trunked tan oak tree and one redwood tree are proposed for removal in order to accommodate the proposed development. The parcel is located within Skyline Boulevard State Scenic Corridor and within the Tunitas Creek Road County Scenic Corridor.

11. **Surrounding Land Uses and Setting:** The project site is accessed at its northern boundary via an existing driveway from Skyline Boulevard which serves several parcels. The southern boundary of the parcel abuts Tunitas Creek Road with no access available from this side. The subject parcel is currently developed with a single-family residence (to be demolished) and a 1,852 sq. ft. two-story detached garage. The general project area is heavily wooded with sporadic development. The Purisima Creek Redwoods Open Space Preserve loosely surrounds the property to the north, south, and west. Very low density residential development is present to the east (across Skyline Boulevard) of the property.

12. **Other Public Agencies Whose Approval is Required:** None.

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.

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an 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.

1. **AESTHETICS.** Would the project:				
	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 residential areas, public lands, water bodies, or roads?			X	

Discussion: The project parcel lies within the Skyline State Scenic Corridor and partially within the Tunitas Creek Road County Scenic Corridor. The project parcel is accessed via an existing shared driveway from Skyline Boulevard. The driveway lies partially on the subject property and partially on the neighboring undeveloped parcel. This access was established via access easements created during the subdivision which created the subject parcel along with two of the adjacent parcels. The proposed improvements to the driveway include widening, installation of fire truck turnouts and a turnaround, and slight grade alteration to achieve appropriate grades. While the majority of the proposed work is to occur on the subject parcel, the installation of a firetruck turnout and the widening of the turnoff, from the shared driveway onto the project parcel, will occur on the subject property's unimproved portions of the access easement. Given the required 100-ft. setback for structures, which the parcel slopes upward from Skyline Boulevard and the area is heavily wooded, the proposed single-family residence and areas to be improved will not be visible from the scenic roadway. However, the existing detached garage and the area on the garage's second level to be legalized are minimally visible from the roadway. The muted natural color of the structure and the existing mature vegetation aid in blending in the structure with the surrounding environment.

Source: Project Plans, Project Location.

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

Discussion: One double trunked tan oak tree and one redwood tree will be removed in association with the house construction.

24" in diameter and are located amongst other large trees. An arborist report completed by Kevin R. Kielty, a certified arborist with Kielty Arborist Services, LLC, was submitted as part of the project application. The report evaluated sixteen trees located in and around the proposed development area and recommends the removal of the three subject trees. The arborist notes that the redwood tree is one of five second growth trees which are located in a confined area and have grown closely together. The redwood tree proposed for removal is the smallest of the five and its growth is suppressed by two of the other redwood trees in the group. The arborist recommended the removal of this tree in order to benefit the other four trees in this grove by allowing additional room for growth and light. Given the topography of the site, the location of Skyline Boulevard in relation to the proposed area of development, and the heavily wooded nature of the parcel, the

loss of the three trees will not be visible nor significantly damage the scenic resources from the scenic highway. **Source:** 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	
Discussion: As discussed previously, the parcel slopes upward from Skyline Boulevard with both the proposed and existing development occurring above the roadway. Given the required 100' setback and the dense wooded nature of the area, the proposed residence will not be visible from the roadway. The existing two-story detached garage is minimally visible from the roadway, but the finished materials and colors utilized help the structure to blend in with the natural environment. The roadway improvements are limited to modifications to the existing driveway by providing a compliant driveway width and grade, fire truck turnaround, and turnouts. The overall site disturbance is minimized by focusing areas to be improved on those that are adjacent to the existing driveway and areas that have been previously disturbed. **Source:** Project Plans, Approved Cal-Fire Alternative Materials and Methods Request.					
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: The existing single-family residence and the second dwelling unit to be legalized have the potential to emit light through windows and exterior lighting fixtures during nighttime hours. However, light emissions would not adversely affect nighttime views due to topography, tree cover, and distance to both the scenic roadways and neighboring properties. The structures will not be finished in reflective materials or colors and are largely shielded from adjacent properties by the existing tree cover and topography, resulting in minimal impacts to daytime views. **Source:** Project Plans.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
Discussion: The parcel is located in both the Skyline Boulevard State Scenic Corridor and the Tunitas Creek Road County Scenic Corridor. However, due to the heavy tree cover and topography of the site, the proposed development and development to be legalized are not visible from either of the scenic corridors. **Source:** Project Plans, Project Location.					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The project site is not located within a Design Review District. **Source:** San Mateo County Zoning Regulations, San Mateo County General Plan.					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
Discussion: Please refer to the discussion under 1.a., 1.b., and 1.c., above. **Source:** Project Plans.					

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: The subject parcel is mapped as Farmland of Statewide Importance by the U.S. Department of Agriculture. However, Farmlands of Statewide Importance are defined as land which have a good combination of physical and chemical characteristics for the production of crops and must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date. The parcel is heavily wooded and has no recent history of farming activities. Further, a review of the State of California Department of Conservation California Important Farmland Finder classifies the subject parcel as Other Land. Neither source identifies the parcel as Prime Farmland or Unique Farmland. The parcel is currently utilized for residential uses, and the proposed project does not introduce any new uses. **Source:** United States Department of Agriculture Natural Resources Conservation Service, California Department of Conservation.				
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: Both agriculture and residential uses are permitted uses in the Resource Management (RM) Zoning District. The project parcel is not protected by an existing Open Space Easement or a Williamson Act contract. **Source:** San Mateo County Zoning Regulations, San Mateo County General Plan, San Mateo County Williamson Act Contracts.					
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	

Discussion: The subject parcel is not located in an area identified as Farmland or necessarily suitable for agricultural activities. While the parcel would qualify as forestland, the proposed parcel is currently developed with residential development and will continue this use. The project will remove two trees leaving the overwhelming remainder of the existing trees to remain. The proposed project does not introduce any new uses to the site as the project site is already developed with residential development, which is an allowed use under the underlying zoning district and therefore does not constitute a conversion of forestland.

Source: U.S. Department of Agriculture Forest Service Forest Inventory Analysis 2005, Project Plans.

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

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

Source: Project Location.

2.e.	Result in damage to soil capability or loss of agricultural land?				X

Discussion: The project parcel has been identified as containing agricultural capable soil. Specifically, the parcel contains soils classified as Grade Three-Fair (Hugo) and Grade 2 (Josephine sandy loams) both of which are classified as sloping and eroded. No significant area of soil capability loss will result from this project given that the parcel is largely covered with large trees and that the areas proposed for improvements are immediately adjacent to existing disturbed/previously converted areas.

Source: United States Department of Agriculture Natural Resources Conservation Service.

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))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X

Discussion: Residential uses are an allowed use in the Resource Management Zoning District. No proposed zoning changes are included as part of this project.

Source: Project Plans, San Mateo County Zoning Regulations.

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: A temporary increase in the number of vehicles and dust is expected during project construction. Construction vehicles are required to meet California Air Resources Board regulations to reduce air pollution (e.g., limits on idling). Operational emissions, which are those emissions occurring after construction and for the life of the development, are minimal. **Source:** Bay Area Air Quality Management District.					
3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X
Discussion: There are no known air quality violations in this area. Given that the proposed construction activities are temporary in nature and there is no net increase in the number of living units post-construction, there is no expected new contribution to any existing or projected air quality violation. **Source:** Project Plans, Bay Area Air Quality Management District.					
3.c.	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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
Discussion: As of December 2012, San Mateo County is a non-attainment area for PM2.5. A temporary increase in the project area is anticipated during construction since these PM2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and the California Air Resources Board vehicle regulations reduces the potential effects to a less than significant impact. **Source:** Bay Area Air Quality Management District.					
3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
Discussion: There are no identified sensitive receptors within 1,000 feet of the project area (e.g., schools, daycare centers, nursing homes, etc.). Construction activities necessary to complete the project are temporary in nature and completely located on the subject property, thus limiting exposure to potential sensitive receptors. **Source:** Project Plans, Google Maps.					

3.e.	Create objectionable odors affecting a significant number of people?				X

Discussion: There are no aspects included as part of the project that are expected to emit odors.

Source: Project Plans.

3.f.	Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		

Discussion: Project construction will generate a temporary increase in dust, motor vehicle and diesel particulate matter in the area. This temporary increase is not expected to violate existing standards of on-site air quality given the scope of the project and the required vehicle emission standards required by the State of California for vehicle operations. However, to mitigate for the temporary increase in dust, Mitigation Measure 1, below, is recommended. Mitigation Measure 2 under Section 7.a., below, is further recommended to minimize particulate matter and greenhouse gasses.

Source: Project Plans, Bay Area Air Quality Management, California Environmental Protection Agency Air Resources Board.

Mitigation Measure 1: The applicant shall implement the following dust control measures during grading and construction activities:

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

4. BIOLOGICAL RESOURCES. Would the project:

		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 Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	

Discussion: There is a small portion of the parcel that is included in the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service mapped area as being potential habitat for Kings Mountain Manzanita. While the areas to be improved appear to be outside of the mapped area, they also appear to be

close to the mapped boundary. Therefore, the applicant submitted a report completed by their arborist noting that no Kings Mountain Manzanita was found within the project area. There were no other State or Federal mapped protected species located within the project area.

Source: Project Plans, California Natural Diversity Database.

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 Wildlife or U.S. Fish and Wildlife Service?				X

Discussion: There are no riparian habitats or other sensitive natural communities located within the project area.

Source: Project Plans, San Mateo County General Plan.

4.c.	Have a significant adverse effect on 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?				X

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

Source: Project Plans, Project Location.

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?			X	

Discussion: Given the number of large significant trees, undisturbed areas, and low density of development in and around the project parcel vicinity, it is likely that the area is used for some type of migratory wildlife. However, there are no known migratory wildlife corridors or nursery sites in the project area. The scope of the project is largely confined to areas that have been previously disturbed, is temporary in nature, and allows the majority of the parcel to remain undisturbed. Therefore, there is no expectation that the project, as proposed, poses any significant threat to native or migratory wildlife species.

Source: Project Plans, Project Location.

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

Discussion: The project involves the removal of one tan oak tree with two large codominant trunks (33.6" and 28.2" in diameter, respectively) and one 25.9" in diameter redwood tree. As discussed previously, an arborist report was submitted as part of the permit application which recommends the removal of the two aforementioned trees. Specifically, the arborist notes that the tan oak tree suffers from poor vigor and form due to the two large co-dominant trunks and visible scar with possible decay in the trunk. The redwood tree proposed for removal is clustered amongst five other second growth redwood trees. The arborist notes that the subject redwood tree is the smallest of the five and its growth is being suppressed. The removal of this tree is recommended in order to benefit the other trees located in this grove. While the trees are Significant,

they do not qualify as Heritage Trees due to their size and location. Both trees are also located in the vicinity of the proposed development. The County's ordinance for the removal of Significant trees invokes the development review criteria for tree removal in the Resource Management Zoning District. A review of this section prohibits removal of trees of more than 55 inches in circumference except as may be required for development allowed in the zoning district. While the trees proposed for removal do meet the stated size prohibition, the development proposed is an allowed use within the zoning district. In addition, the parcel is heavily wooded and the loss of the two trees does not result in a visible change as viewed from the scenic roadways.

Source: Project Plans, Zoning Regulations, County Ordinance Code Sections 11,000 and 12,000.

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 Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plans that cover the project parcel.

Source: San Mateo County General Plan.

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

Discussion: The Purisima Creek Redwoods Open Space preserve is located to the rear of the project parcel. However, the proposed areas for development are not located inside or within 200 feet of a marine or wildlife reserve.

Source: Project Location, California Natural Diversity Database.

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

Discussion: Of the two trees proposed for removal, only one is an oak tree. Given the wooded nature of the overall area and the small number of trees proposed for removal, the project does not result in the loss of oak woodlands or other non-timber woodlands.

Source: Project Plans, Project Location.

5.	**CULTURAL RESOURCES.** Would the project:	*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?				X

Discussion: There are no known archaeological resources in the disturbed/developed area.

Source: Project Location, San Mateo County General Plan, California State Parks Office of Historic Preservation.

5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X

Discussion: There are no known archaeological resources in the disturbed/developed area. **Source:** Project Location, San Mateo County General Plan, California State Parks Office of Historic Preservation.					
5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Discussion: There are no mapped unique paleontological resources or geological features in this area. The project location consists of Tes (sedimentary rocks eocene) which are commonly found throughout San Mateo County. **Source:** U.S. Geological Survey Geologic Map of the San Francisco Bay Region, 2006.					
5.d.	Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion: There are no known human remains in the developed/disturbed area. **Source:** Project Location.					

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? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				X
Discussion: The project area is not located within a Seismic Hazard Act zone. Therefore, the site does not require the investigation mandated by the act. **Source:** State of California Department of Conservation.					
	ii. Strong seismic ground shaking?			X	

Discussion: The project parcel is located within an area designated with a susceptibility as violent for earthquake shaking. A soils report and a geotechnical investigation were submitted as part of the project's review and received conditional approval by the County's Geotechnical Section. The project will be subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and recommendations made by the applicant's engineer to ensure the health and safety of any occupants.

Source: San Mateo County Earthquake Shaking Fault Maps (San Andreas Fault, Hayward Fault).

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

Discussion: The project parcel is located in an area identified as having a very low probability for earthquake liquefaction. As stated previously, the project will be completed in accordance with the California Building Code and per the recommendations of the applicant's engineer.

Source: U.S. Geological Survey Susceptibility Map of the San Francisco Bay Area (Map compiled from Knudsen and Others, 2000, and Witter and Others, 2005).

iv. Landslides?			X	

Discussion: The project area consists of areas of Few Landslides. A soils report and a geotechnical investigation were submitted as part of the project's review and received conditional approval by the County's Geotechnical Section. The project will be subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and recommendations made by the applicant's engineer to ensure the health and safety of any occupants.

Source: U.S. Geological Survey Summary Distribution of Slides and Earth Flows in San Mateo County, California, 1997.

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).*				X

Discussion: The project parcel is not located in such an area.

Source: Project Location.

6.b. Result in significant soil erosion or the loss of topsoil?		X		

Discussion: In order to complete the driveway improvements and construct the new single-family residence, the project involves approximately 840 cubic yards of cut and fill activity. While this disturbance is focused on locations that are immediately adjacent to previously disturbed areas, the project could result in temporary erosion impacts. Therefore, Staff has included the following mitigation measure.

Source: Project Plans.

Mitigation Measure 2: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, to control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and to retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

1. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
2. Minimize the area of bare soil exposed at one time (phased grading).
3. Clear only areas essential for project activities.
4. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
5. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
6. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
7. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
8. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
9. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
10. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
11. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50% full (by volume).
12. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
13. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
14. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

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

Discussion: The project site is not identified as containing a geological unit or soil that is presently unstable. However, compliance with Mitigation Measure 2 will ensure that the proposed site disturbance does not result in soil instability.

Source: Project Plans, Project Location.

6.d.	Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X

Discussion: There are no known expansive soils. The site is currently developed, and given a lack of previous failures, there is no expectation of encountering expansive soils which could result in a risk to life and/or property.

Source: Project Plans, Project Location.

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

Discussion: The proposed site is currently developed with a septic wastewater disposal system. The project has been preliminarily reviewed by the San Mateo County Environmental Health Division and has received conditional approval. The review completed by the Environmental Health Division did not uncover any issues with the soils in which the septic wastewater system is to be located.

Source: Project Plans.

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?		X		

Discussion: A minor temporary increase in greenhouse gasses during the construction phase may occur. Construction vehicles are subject to California Air Resources Board emission standards. Although the project scope is not likely to significantly generate greenhouse gases, the following mitigation measure is recommended.

Source: California Air Resources Board, San Mateo County Energy Efficiency Climate Action Plan.

Mitigation Measure 3: The applicant shall implement the following basic construction measures at all times:

1. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
2. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
3. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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 Efficiency Climate Action Plan provided that the mitigation measure outlined in Section 7.a., above, is implemented.

Source: San Mateo County Energy Efficiency Climate Action Plan.

7.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	
Discussion: See discussion under 2.c., above. **Source:** Project Location.					
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?				X
Discussion: The project site is located approximately 6.60 miles (as the crow flies) from the ocean and therefore is not located within the coastal zone. **Source:** Project Location.					
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project is located approximately 6.60 miles from the nearest coastal bluff. Given the distance from the ocean and terrain, between the project site and the ocean, sea level rise is not expected to impact the project site. **Source:** 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
Discussion: The project is not located in such an area. The project site is located within a Flood Zone X (Areas with minimal risk outside the 1-percent and .2-percent-annual-chance floodplains. No base flood elevations or base flood depths are shown within these zones.); Community Panel No. 06081C0290E, effective October 16, 2012. **Source:** Federal Emergency Management Agency.					
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project is not located in such an area. **Source:** Federal Emergency Management Agency.					

8.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than 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)?				X
Discussion: No transport of hazardous materials is associated with this project. **Source:** Project Plans.					
8.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: The use of hazardous materials is not proposed as part of the project. **Source:** 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 proposed school?				X
Discussion: The emission of hazardous materials, substances, or waste is not proposed as part of the project. **Source:** Project Plans.					
8.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: The project site is not located in an area identified as a hazardous materials site. **Source:** California Department of Toxic Substances Control.					
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
Discussion: The project is not located in such an area. **Source:** 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?				X
Discussion: The project is not located in such an area. **Source:** Project Location.					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: No. The proposed project is located completely on a privately-owned parcel. All improvements are located within the parcel boundaries and there is no expected impact to any such emergency response or evacuation plan. **Source:** San Mateo County Office of Emergency Services.					
8.h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
Discussion: The project is located within a Very High Fire Hazard Severity zone. The project was reviewed by the San Mateo County Fire Authority (Cal-Fire) and received conditional approval of the project subject to site improvements which include that the existing driveway be improved with turnarounds and turnouts and that sprinklers be installed in both the second dwelling unit to be legalized and the new main residence. **Source:** Cal-Fire Fire Hazard Severity Zones Maps.					
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
Discussion: The project parcel is not located in such an area. **Source:** Federal Emergency Management Agency Flood Insurance Rate Map 06081C0290E, Effective October 16, 2012.					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project parcel is not located in such an area. **Source:** Federal Emergency Management Agency Flood Insurance Rate Map 06081C0290E, Effective October 16, 2012.					
8.k.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

Discussion: The project parcel is not located in a dam failure area. **Source:** San Mateo County General Plan Hazards Map.					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: The project parcel is not located in an area subject to inundation. **Source:** San Mateo County General Plan Hazards Map.					

9.	**HYDROLOGY AND WATER QUALITY.** Would the project:				
		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))?				X
Discussion: The project does not involve elements that would violate any water quality standards or waste water discharge. **Source:** Project Plans.					
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
Discussion: The existing residence and second dwelling to be legalized are currently served by a municipal water source. This source will continue to serve the property and there is no expectation that the project would interfere with groundwater recharge or deplete groundwater supplies. **Source:** Project Plans.					
9.c.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			X	
Discussion: The project involves minor alterations to the existing driveway in order to provide emergency access which complies with the applicable fire requirements. However, the project does not significantly alter the drainage pattern of the site nor does it interfere with any watercourse as there is not one present on the					

site. Implementation of the required sediment and erosion control plan is required in order to ensure the integrity of the soils on the site. **Source:** Project Plans.					
9.d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
Discussion: The proposed project includes measures to ensure that post-development run-off (peak flow) and velocity are less than or equal to pre-development levels in accordance with the San Mateo County Drainage policy. These measures have been preliminarily reviewed and it was determined that the project will not significantly alter the existing drainage pattern of the site and will not significantly increase the rate or amount of surface runoff on or off the site. **Source:** Project Plans.					
9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
Discussion: See discussion under 9.d., above. **Source:** Project Plans.					
9.f.	Significantly degrade surface or groundwater water quality?				X
Discussion: No degradation of surface or groundwater quality is expected with the proposed project. **Source:** Project Plans.					
9.g.	Result in increased impervious surfaces and associated increased runoff?			X	
Discussion: See discussion under 9.d., above. **Source:** 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
Discussion: There is no land division or development that would result in the division of an established community. **Source:** Project Plans.					

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?			X	
Discussion: As mitigated and conditioned, the project is compliant with applicable land use regulations. **Source:** Project Plans, San Mateo County General Plan, and Zoning Regulations.					
10.c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: There is no known conservation plan that covers the project parcel. **Source:** San Mateo County General Plan.					
10.d.	Result in the congregating of more than 50 people on a regular basis?				X
Discussion: The proposed project does not propose a use that would result in the congregation of more than 50 people on a regular basis. **Source:** Project Plans.					
10.e.	Result in the introduction of activities not currently found within the community?				X
Discussion: The project does not introduce any new uses to the property. In addition, residential uses are found throughout the community. **Source:** Project Plans.					
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)?				X
Discussion: The project proposes improvements to serve only the subject property. These improvements are completely within the parcel boundaries of the subject property and do not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas. **Source:** Project Plans.					
10.g.	Create a significant new demand for housing?				X
Discussion: None proposed. **Source:** Project Plans.					

11. 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
Discussion: None proposed. **Source:** Project Plans.				
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: None proposed. **Source:** Project Plans, Project Location.				

12. NOISE. Would the project result in:				
	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?		X		
Discussion: During project construction, excessive noise could be generated, particularly during the grading and excavation activities. Mitigation Measure 4, as described below, is proposed to reduce the construction noise impact to a less than significant level. Once construction is complete, the project is not expected to generate significant amounts of noise. **Source:** Project Plans, San Mateo County Noise Ordinance. **Mitigation Measure 4:** 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).				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: None proposed. **Source:** Project Plans, Project Location.				

12.c.	A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: None proposed. **Source:** 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: A temporary increase in ambient noise levels during the construction phase of the project is expected. However, due to the project scope, this is expected to be limited. Post-construction, the site should not result in any additional ambient noise. **Source:** Project Plans, San Mateo County Noise Ordinance.					
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 in such an area. **Source:** Project Plans, 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 a private airstrip. **Source:** Project Location.					

13.	**POPULATION AND HOUSING**. Would the 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 extension of roads or other infrastructure)?				X
Discussion: All of the proposed improvements are completely within the subject parcel's boundaries and are only sufficient to serve it. **Source:** Project Plans.					

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

Discussion: None proposed or expected.

Source: 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?				X
14.b.	Police protection?				X
14.c.	Schools?				X
14.d.	Parks?				X
14.e.	Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: No impact to public services as the project site is already developed.

Source: 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

Discussion: All of the proposed improvements are to occur completely on the subject privately-owned parcel. Given that the project site is already developed, there is no expected increase in the use of the existing neighborhood or regional parks or other recreational facilities that would result in physical deterioration of any such facility as a result of the completion of the project.

Source: Project Plans.

15.b.	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: No recreational facilities are proposed as part of this project. **Source:** Project Plans.					

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, ordinance 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 relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
Discussion: As discussed previously, all of the site improvements are to occur completely on the subject privately-owned parcel. These improvements provide compliant emergency access to existing development on the site. The project does not involve a level of development that would adversely impact any plan, ordinance or policy which establishes measures of effectiveness for the performance of the circulation system. **Source:** Project Location.					
16.b.	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
Discussion: No. See discussion under 16.a., above. **Source:** Project Location.					
16.c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
Discussion: None proposed. **Source:** Project Plans, Project Location.					

16.d.	Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: None proposed. **Source:** Project Plans.					
16.e.	Result in inadequate emergency access?				X
Discussion: The proposed improvements will provide adequate emergency access. The proposed plans have been reviewed and approved by Cal-Fire. **Source:** Project Plans.					
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?				X
Discussion: No impacts. See discussion under 16.a., above. **Source:** Project Location.					
16.g.	Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion: No. The proposed project site improvements do not introduce a new use or result in changes outside of the parcel boundaries. There is no expectation of increase or change to pedestrian patterns in the area. **Source:** Project Plans.					
16.h.	Result in inadequate parking capacity?				X
Discussion: No impact. The project site has existing parking which is compliant with the County's parking requirements. **Source:** Project Plans, San Mateo County Zoning Regulations.					

17.	**UTILITIES AND SERVICE SYSTEMS.** Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Discussion: While the State Water Resources Control Board does regulate wastewater discharges, they do not currently have adopted statewide regulations for on-site wastewater treatment systems (i.e., septic systems). Given the rural nature of the project site, the subject parcel and surrounding community are not served by a municipal wastewater service provider. The site is currently developed with two on-site wastewater treatment systems, one of which will be removed as part of this project. Currently, on-site					

wastewater treatment systems are regulated by local agencies. The County's Environmental Health Division has reviewed the proposed project and provided conditional approval based on the information submitted. **Source:** Project Plans, Project Location, San Francisco Bay Regional Water Quality Control Board.					
17.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	
Discussion: The project parcel currently has two on-site wastewater systems installed on the property. One of the systems currently serves the existing development and will be demolished as part of this project. The second system was installed in 2012 and will serve the new residence and existing structures. New underground pipes will be installed as part of this project in order to connect the system installed in 2012 with the proposed and existing development. The County's Environmental Health Division reviewed the project and provided a conditional approval. There is no expectation that this work will result in any significant environmental effects. The property is served by a municipal water service company and this connection will continue to serve the property. There is no expectation that its continued use will result in any significant environmental effects. **Source:** Project Plans.					
17.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	
Discussion: In order to comply with San Mateo County's drainage policies, on-site stormwater measures are required to be installed in association with the proposed project. These measures were designed by a licensed civil engineer and have been reviewed and preliminarily approved by the San Mateo County Department of Public Works. There is no indication that the installation of these measures would cause any significant environmental effects. **Source:** Project Plans.					
17.d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: As mentioned previously, the property is served by a municipal water service company and this connection will continue to serve the property. No new or expanded entitlements are required. **Source:** Project Plans.					
17.e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: No impact. The project site is not served by a municipal wastewater treatment provider. **Source:** Project Plans, Project Location.					

17.f.	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: The property receives municipal trash pick-up service and there is no indication, at this time, that the landfill utilized has insufficient capacity to continue to serve it. **Source:** Project Plans.					
17.g.	Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: Given that the site has been previously developed with residential uses and is served by a municipal solid waste management company, there is no expectation that the use would result in waste production that would trigger compliance with Federal, State, and/or local statutes and regulations. **Source:** Project Plans.					
17.h.	Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
Discussion: The proposed residential development will be required to comply with all currently applicable efficiency standards (i.e., Title-24, CAL-Green, etc.) and to be located in an area that could support solar or alternative energy sources (none are proposed at this time). **Source:** Project Plans, California Building Code.					
17.i.	Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
Discussion: No. See discussion of utility usage in 17.a.-h., above. **Source:** Project Plans.					

18.	**MANDATORY FINDINGS OF SIGNIFICANCE.**				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.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: While the project parcel is in a mapped area for a special status plant species, a site inspection was conducted by a certified arborist and no special status plants were found. The proposed project does not significantly reduce the habitat of fish or other wildlife species, does not threaten to eliminate any plant or animal community, and does not reduce the range of any rare or endangered plant or animal. The proposed project focuses on areas which are adjacent to existing development which ensures that the areas to be disturbed are limited and maintains the majority of the parcel in its natural state.

Source: Project Plans.

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

Discussion: The property is currently improved with residential development and the proposed project continues to be consistent with type and scale of the development in the area. The proposed improvements do not result in significant alterations to the property and maintain the majority of the parcel in its natural state. While mitigation measures have been included in the project, they are to provide protections to ensure that the property's condition is maintained. There is no expectation that the project either contributes to or creates any cumulative impacts.

Source: Project Plans.

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

Discussion: See discussion of 8.a. and 8.b., above.

Source: 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	

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District: California Water Service Company		X	
Other:			

MITIGATION MEASURES

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

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

Mitigation Measure 1: The applicant shall implement the following dust control measures during grading and construction activities:

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

Mitigation Measure 2: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, to control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and to retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

1. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
2. Minimize the area of bare soil exposed at one time (phased grading).
3. Clear only areas essential for project activities.

4. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.

5. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

6. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

7. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

8. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

9. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

10. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.

11. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50% full (by volume).

12. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

13. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.

14. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

Mitigation Measure 3: The applicant shall implement the following basic construction measures at all times:

1. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

2. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

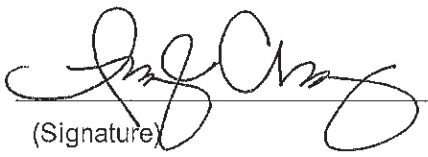
3. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 4: 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).

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

March 21, 2016

Date

Planner III

(Title)

ACC:jlh – ACCAA0137_WJH.DOCX
Initial Study Checklist 10.17.2013.docx

Kielty Arborist Services LLC

Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650- 515- 9783

May 16, 2015 revised September 29, 2015

Mr. John Ohlund
14442 Skyline Boulevard
Woodside, CA

Site: 14442 Skyline Boulevard, Woodside, CA

Dear Mr. Ohlund,

As requested on Friday, May 14, 2015, I visited the above site for the purpose of inspecting and commenting on the trees. New construction is being planned for this site and your concern as to the future health and safety has prompted this visit.

Method:

All inspections were made from the ground; the tree was not climbed for this inspection. The tree in question was located on a "Not- to-Scale" map provided by me. The tree was then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The tree was given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided. Any Kings Mountain manzanitas near the proposed construction or entrance road will be identified and protected.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Redwood *(Sequoia sempervirens)*	44.7	75	110/40	Good vigor, good form.
2	Redwood *(Sequoia sempervirens)*	61.9-39.7	55	110/45	Good vigor, poor form, multi leader at base, second growth.
3	Redwood *(Sequoia sempervirens)*	38.8	75	100/40	Good vigor, fair form.
4	Redwood *(Sequoia sempervirens)*	41.8	75	110/40	Good vigor, good form.
5	Redwood *(Sequoia sempervirens)*	25.9	50	70/25	Fair vigor, poor form, suppressed.
6	Tan oak *(Lithocarpus densiflorus)*	10.9	55	50/25	Good vigor, fair form, crooked trunk.
7	Tan oak *(Lithocarpus densiflorus)*	23.5	50	65/30	Good vigor, poor form, codominant at 50 feet.
8	Tan oak *(Lithocarpus densiflorus)*	14.9	55	60/25	fair vigor, fair form.
9	Tan oak *(Lithocarpus densiflorus)*	16.3	50	60/25	Fair vigor, poor form, heavy lean to the south.
10	Madrone *(Arbutus menziesii)*	22.3	45	60/25	Poor vigor, poor form, sever decay at base.
11	Tan oak *(Lithocarpus densiflorus)*	33.6-28.2	50	70/50	Poor-fair vigor, poor form, codominant at 1 foot, decay on trunk, possible sudden oak death, 3 feet from existing home.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
12	Redwood *(Sequoia sempervirens)*	58.3	70	115/35	Fair vigor, fair form.
13	Redwood *(Sequoia sempervirens)*	44.8	70	115/40	Fair vigor, fair form, close to existing structure.
14	Redwood *(Sequoia sempervirens)*	38.3	70	115/35	Fair vigor, fair form.
15	Redwood *(Sequoia sempervirens)*	43.1	70	115/40	Fair vigor, fair form.
16	Big leaf maple *(Acer macrophyllum)*	6x10est	50	40/40	Poor vigor, poor form, multi leader at base

Summary:
All trees on site are native trees. The property is surrounded by the beauty of the natural forest. Redwood trees number 1-5 have all been grown closely together and are a second growth resulting from a past removal. Redwood tree number 5 is the smallest of the group and is being suppressed by number 1 and 4. The redwoods in this grove would benefit from the removal of tree number 5 by allowing for more room and light into the grove.

No Kings Mountain Manzanitas are located on site near the proposed construction or entrance road.

Tan oak # 11 near the existing home. Note the large scar on the trunk and codominant leaders.

Tan oak tree number 11 is poor in vigor and form. This tree is codominant at 1 foot and had some minor bleeding on the trunk, indicating a possible S.O.D suspect. Also one of the leaders had some kind of past injury leaving behind a big visible scar with possible decay noted in

photograph. The tree is located 3 feet from the existing home, that and the combination of the trees poor form and vigor makes this a hazardous tree. With the removal of this tree the safety of the people in the home greatly increases.

Redwood trees number 12-15 are all close to the home. Redwood tree number 12 is 12.5 feet from the home. Redwoods 13-15 are all within the 3-4 foot range from the asphalt driveway. A new construction project is being planned for this site and the following tree protection plan will help insure the health of the remaining trees.

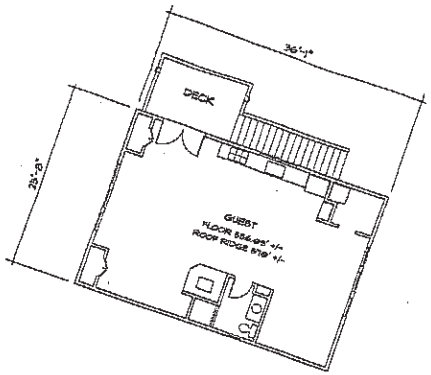
Tree Protection Plan:
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported my 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips. Tree protection for the trees on the perimeter where construction will not affect the trees can be of orange plastic fencing supported by metal stakes.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

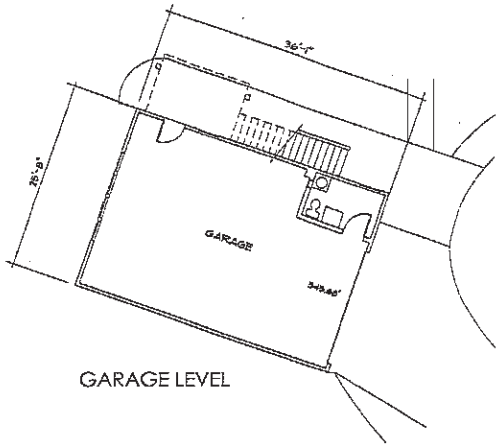
Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A



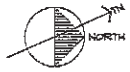
UPPER (GUEST) LEVEL

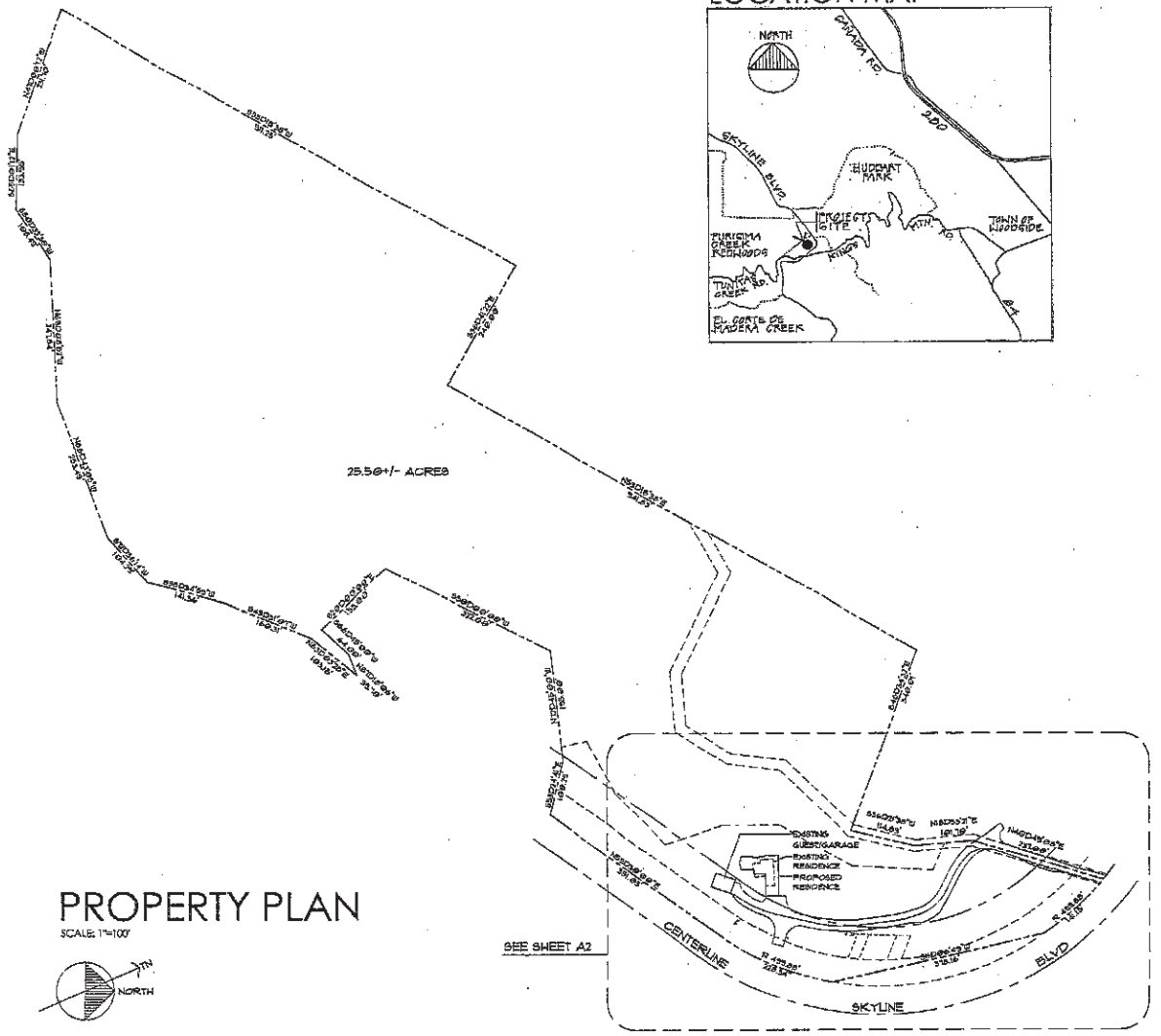


GARAGE LEVEL

EXISTING GUEST/GARAGE BUILDING FLOOR PLANS

SCALE: 1/8"=1'-0"





PROPERTY PLAN

SCALE: 1"=100'

LOCATION MAP

MARK PEARCY
ARCHITECTURE

1650 Borrolhel Avenue
Burlingame, CA 94010

Phone: 650.348.1509
www.pearcyarchitecture.com

OHLUND RESIDENCE
14442 SKYLINE BOULEVARD
WOODSIDE, CALIFORNIA

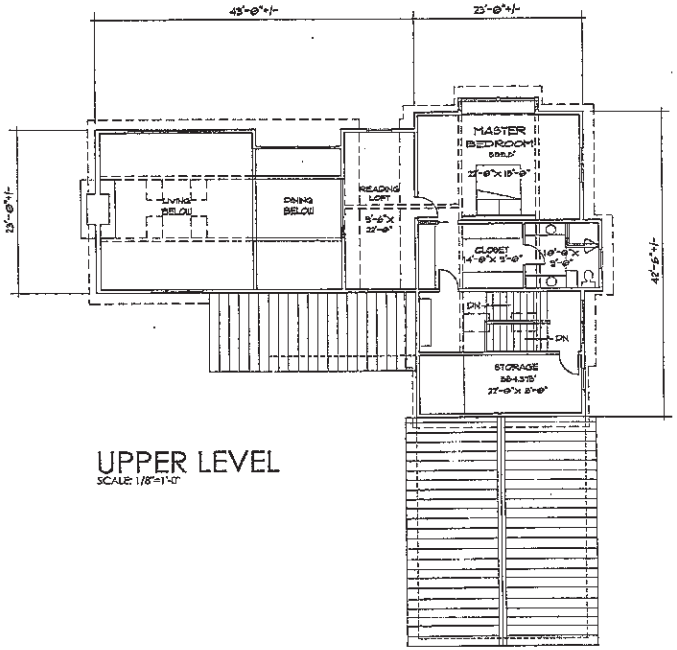
Issue	Date
ARCH. REV.	7/1/15
REVISION 1	10/6/15

SHEET TITLE:

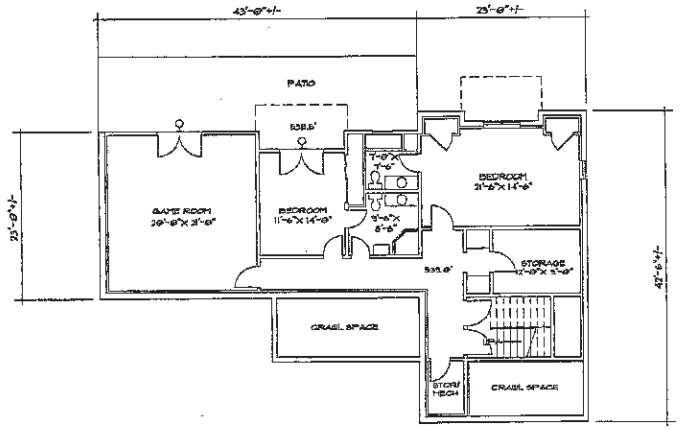
PROPERTY & GUEST/ GARAGE PLANS

SCALE: AS NOTED

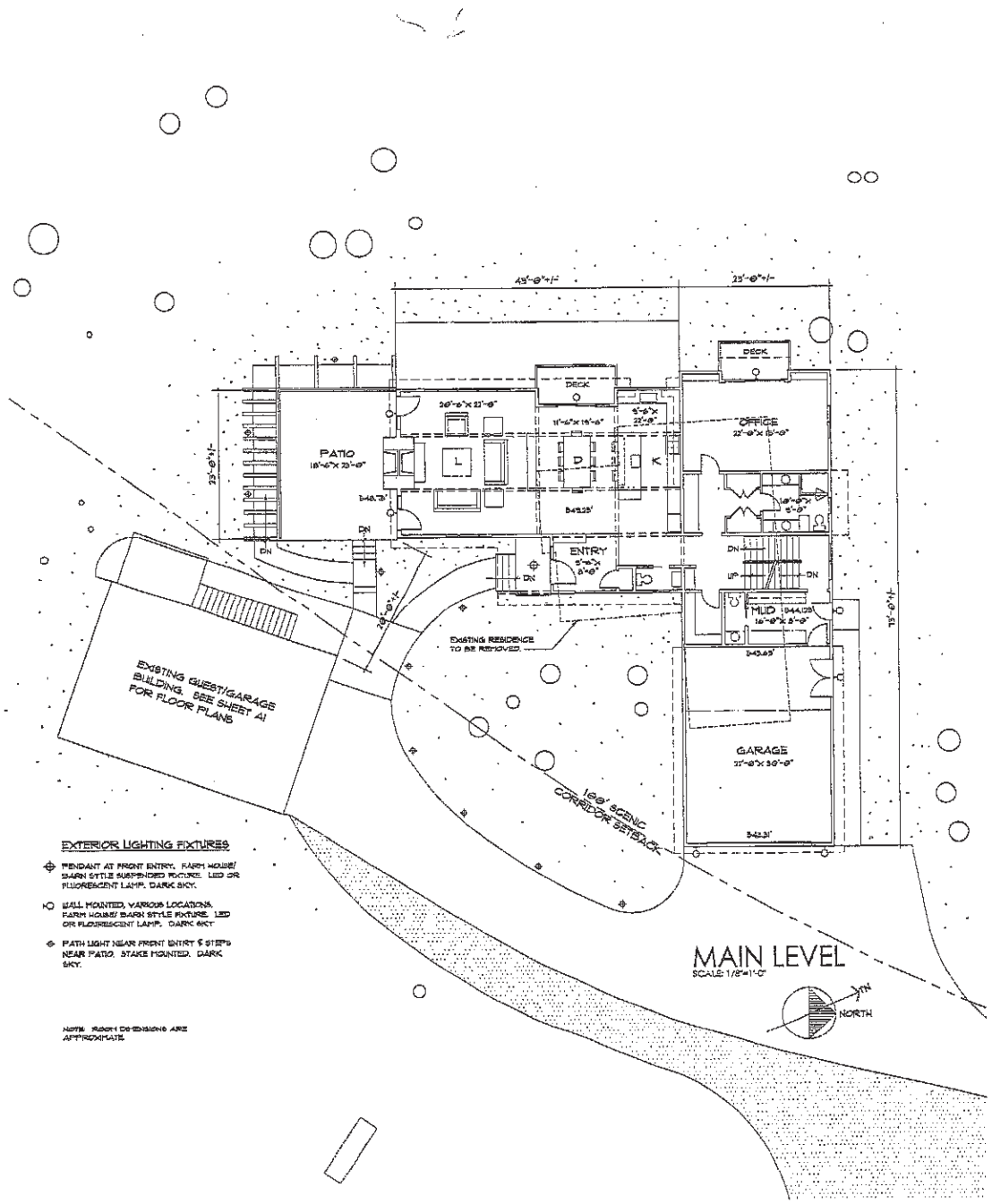
A1



UPPER LEVEL
SCALE: 1/8"=1'-0"



LOWER LEVEL
SCALE: 1/8"=1'-0"



MAIN LEVEL
SCALE: 1/8"=1'-0"

EXTERIOR LIGHTING FIXTURES

- PENDANT AT FRONT ENTRY. FARM HOUSE/ BARN STYLE SUSPENDED FIXTURE. LED OR FLUORESCENT LAMP. DARK SKY.
- WALL MOUNTED, VARIOUS LOCATIONS. FARM HOUSE/ BARN STYLE FIXTURE. LED OR FLOURESCENT LAMP. DARK SKY.
- PATH LIGHT NEAR FRONT ENTRY & STEPS NEAR PATIO. STAKE MOUNTED. DARK SKY.

NOTE: ROOM DIMENSIONS ARE APPROXIMATE.

MARK PEARCY
ARCHITECTURE

1650 Borrollhot Avenue
Burlingame, CA 94010

Phone: 650.348.1509
www.pearcyarchitecture.com

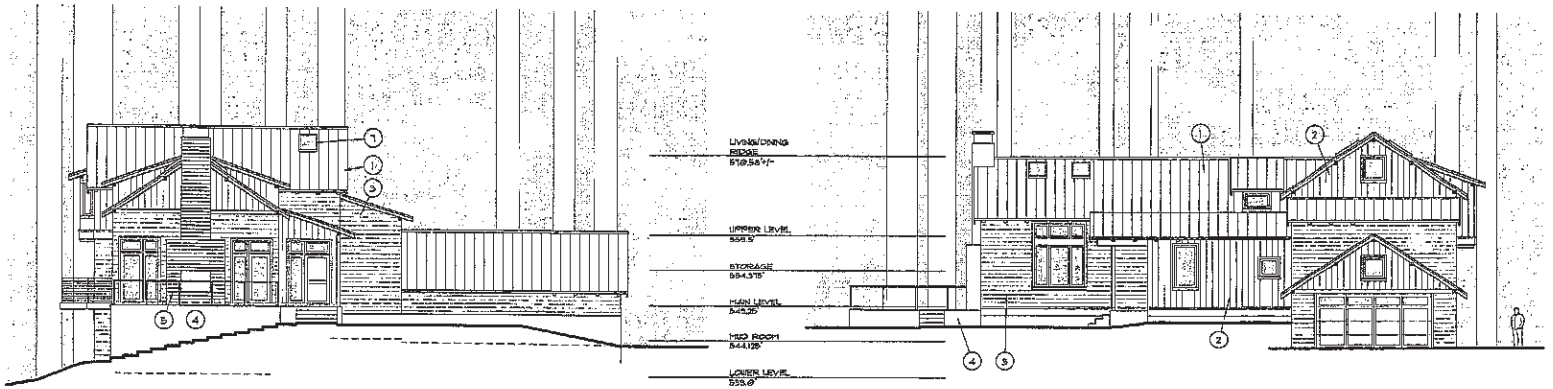
OHLUND RESIDENCE
14442 SKYLINE BOULEVARD
WOODSIDE, CALIFORNIA

Issue	Date
ARCH. REV.	7/17/15
REVISION 1	12/16/15

SHEET TITLE
FLOOR PLANS

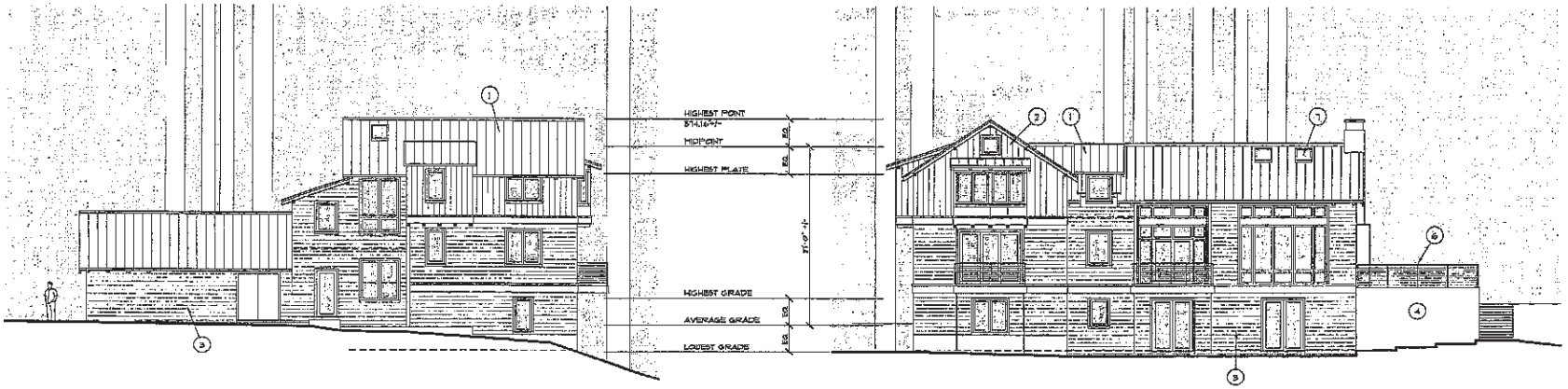
SCALE: 1/8"=1'-0"

A3



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

WEST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEYNOTES

1. STANDING SEAM METAL ROOF.
2. BOARD & BATTEN (VERTICAL) SIDING. WOOD OR FIBER CEMENT. PAINTED.
3. BEVEL (HORIZONTAL) SIDING. WOOD OR FIBER CEMENT. PAINTED.
4. INTERGRAL COLOR BOARD FORMED CONCRETE.
5. STONE CLADDING OR BOARD FORMED CONCRETE.
6. STEEL AND CABLE GUARDRAIL.
7. SKYLIGHT.

MARK PEARCY
ARCHITECTURE

1650 Borregas Avenue
Burlingame, CA 94010

Phone: 650.348.1509
www.pearcyarchitecture.com

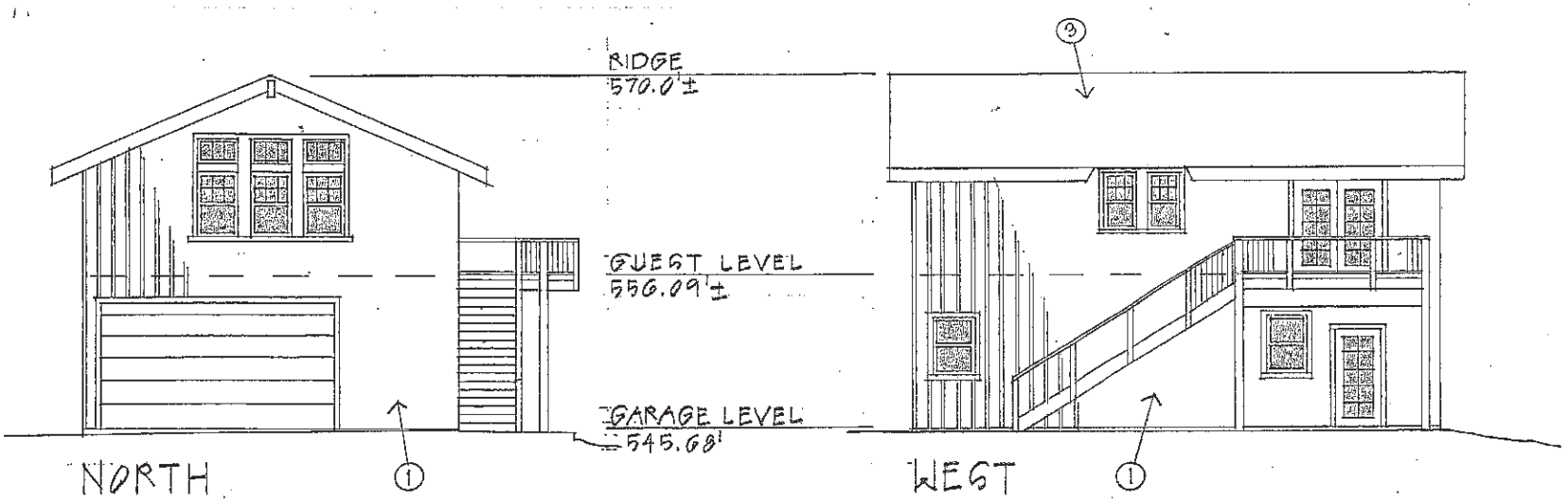
OHLUND RESIDENCE
14442 SKYLINE BOULEVARD
WOODSIDE, CALIFORNIA

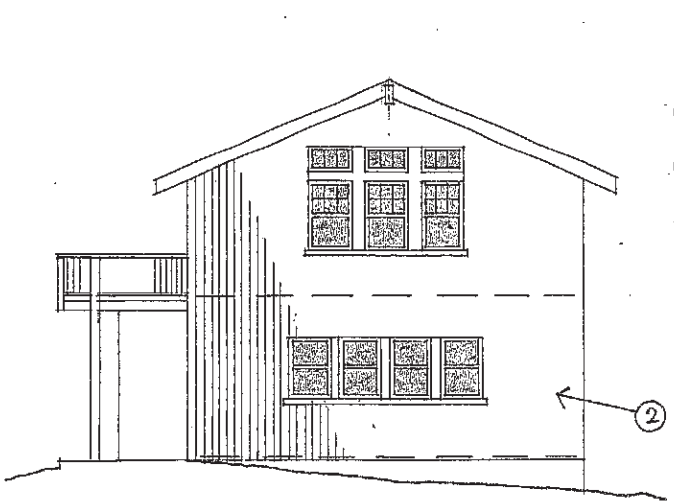
Issue	Date
ARCH. REV.	10/1/18

SHEET TITLE:
RESIDENCE
EXTERIOR
ELEVATIONS

SCALE: 1/8"=1'-0"

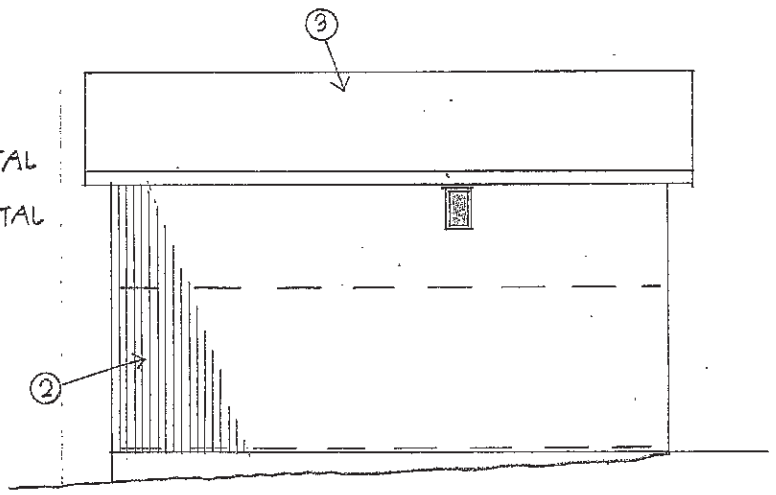
A4





KEYNOTES

1. BOARD + BATTEN SIDING.
2. CORRUGATED METAL SIDING.
3. CORRUGATED METAL ROOFING.



OHLUND RESIDENCE

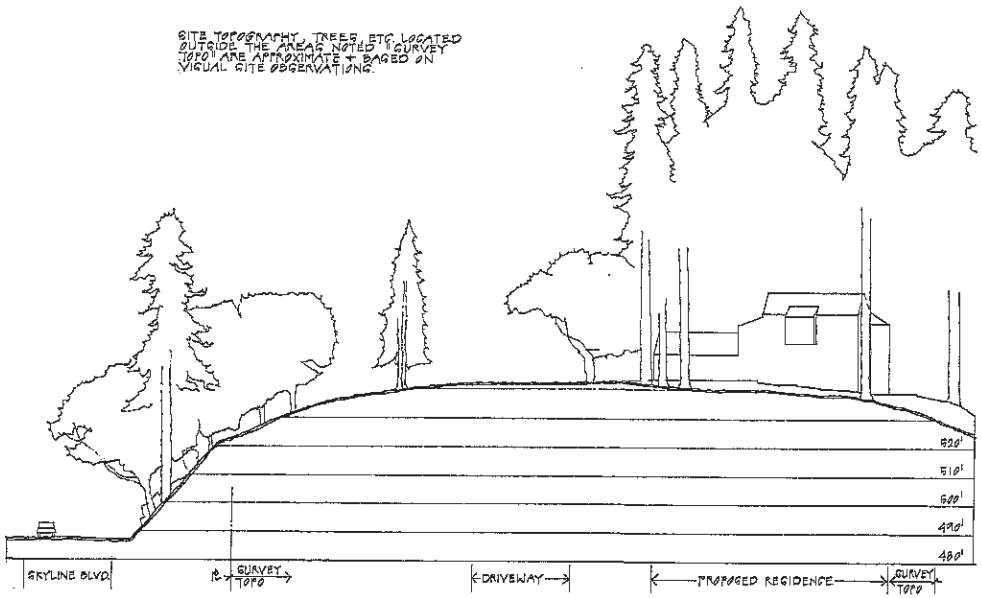
14442 SKYLINE BLVD.
WOODSIDE, CA

DATE: 10/6/15
SCALE: 1/8" = 1'-0"

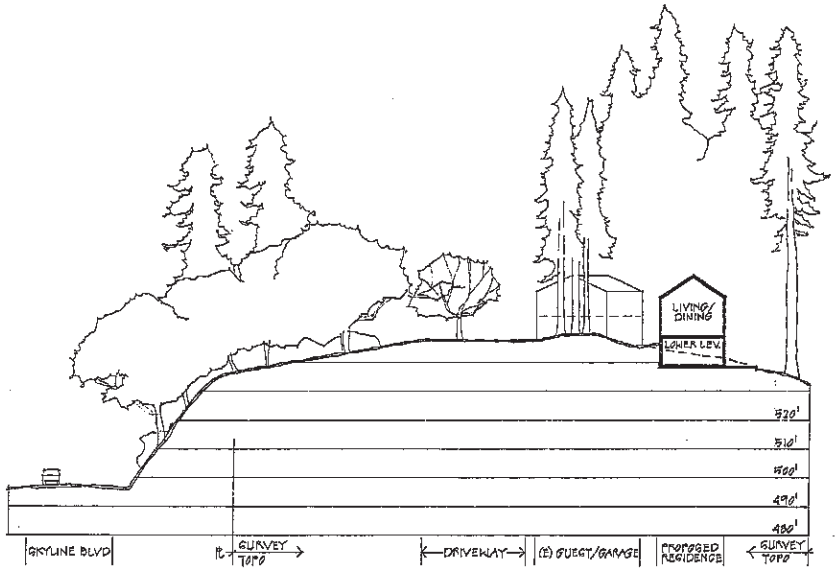
EXISTING GUEST/ GARAGE BUILDING ELEVATIONS

SITE SECTION A

SITE TOPOGRAPHY, TREES, ETC LOCATED OUTSIDE THE AREAS NOTED 'SURVEY TOPO' ARE APPROXIMATE & BASED ON VISUAL SITE OBSERVATIONS.



SITE SECTION B



SITE SECTION C

MARK PEARCY
ARCHITECTURE

1650 Borrolihet Avenue
Burlingame, CA 94010

650.348.1509 Phone & Fax
www.pearcyarchitecture.com

OHLUND RESIDENCE
14442 SKYLINE BOULEVARD
WOODSIDE, CALIFORNIA

Issue	Date
ARCH REV.	7/17/15

SHEET TITLE:
SITE SECTIONS

SCALE: 1"=20'-0"

A5