

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

**DATE:** June 26, 2019

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Resource Management Permit, Architectural Review Exemption, and a Grading Permit to allow the reconstruction of an existing detached garage, accessory to the existing single-family residence located at 42 Castanea Ridge Road in the unincorporated South Skyline area of San Mateo County.

County File Number: PLN2019-00054 (Hassett/Hill)

**PROPOSAL**

The applicant is proposing to replace an existing one-story 768 sq. ft. garage with a new two-story 1,728 sq. ft. garage adjacent to an existing single-family residence on a 5-acre parcel. The proposed garage reconstruction will have a second story crafts room and accommodate three covered parking spaces on the first floor. The proposal includes installing a new 10,000-gallon water storage tank for fire suppression near the driveway entrance and designating a portion of the driveway as a hammerhead fire truck turn-around. The proposed work requires a total of 100 cubic yards of grading (90 cubic yards of excavation and 10 cubic yards of fill) and no trees are proposed for removal. The majority of the parcel is located within the Skyline Boulevard State Scenic Corridor.

**RECOMMENDATION**

That the Planning Commission approve the Resource Management Permit and Architectural Review Permit, County File Number PLN 2019-00054, by making the required findings and imposing the conditions of approval in Attachment A.

**SUMMARY**

**Conformance with the General Plan and RM District Regulations**

The subject parcel is located in the Resource Management (RM) Zoning District with the majority of the parcel within the Skyline Boulevard State Scenic Corridor. The application has been reviewed for conformity with General Plan Policies 4.22 (*Scenic Corridors*), 4.48 (*Topography and Vegetation*), 4.52 (*Colors and Materials*), and 4.54 (*Accessory Structures*). This project has been reviewed under, and found to be

compliant with, the Development Review Criteria in the County Zoning Regulations. The proposal conforms with all applicable development standards.

#### Conformance with Architectural Review Exemption

The project is exempt from the applicable sections of the State of California Streets and Highways Code as it pertains to the Skyline State Scenic Corridor and Architectural Review as the subject parcel is not visible from Skyline Boulevard, and the reconstruction of the garage is in the same location as the existing garage. Earth-toned exterior colors and materials will be used to match the existing residence and the surrounding natural environment. While the garage will be increasing from one-story to two-stories, the placement of the garage, the exterior materials, and topography of the parcel mean that the second story will not be visible from Skyline Boulevard.

#### Conformance with the Grading Ordinance

The project has been reviewed by the Geotechnical Section and has been conditioned to submit a Geotechnical Investigation for the related building permit. Seismic safety will be ensured through the review and issuance of the required building permit subject to the applicable California Building Code requirements. Minimal grading and no vegetation removal is proposed and is consistent with the intent of the Grading Ordinance.

#### Environmental Evaluation

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15302, Class 2, relating to the reconstruction of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity. A garage exists in this location and no new environmental impacts will be created by its reconstruction.

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

**DATE:** June 26, 2019

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Resource Management Permit, pursuant to Section 6310 of the County Zoning Regulations, Architectural Review Exemption, pursuant to Sections 154, 227-229.1, 260, and 261 of the California Streets and Highways Code, and a Grading Permit, pursuant to Section 9280 of the County Ordinance Code, to allow the reconstruction of an existing detached garage, accessory to the existing single-family residence located at 42 Castanea Ridge Road in the unincorporated South Skyline area of San Mateo County.

County File Number: PLN 2019-00054 (Hassett/Hill)

**PROPOSAL**

The applicant is proposing to replace an existing detached one-story 768 sq. ft. garage with a new detached two-story 1,728 sq. ft. garage adjacent to an existing single-family residence on a 5-acre parcel. The proposed garage reconstruction will have a second story crafts room and accommodate three covered parking spaces on the first floor. The proposal includes installing a new 10,000-gallon water storage tank for fire suppression near the driveway entrance and designating a portion of the driveway as a hammerhead fire truck turnaround. The proposed work requires a total of 100 cubic yards of grading (90 cubic yards of excavation and 10 cubic yards of fill) and no trees are proposed for removal. The majority of the parcel is located within the Skyline Boulevard State Scenic Corridor.

**RECOMMENDATION**

That the Planning Commission approve the Resource Management Permit and Grading Permit, County File Number PLN 2019-00054, by making the required findings and imposing the conditions of approval in Attachment A.

**BACKGROUND**

Report Prepared By: Kelsey Lang, Project Planner, Telephone 650/599-1549

Applicant: Larick Alan Hill

Owner: Larry and Penny Hassett

Location: 42 Castanea Ridge Road, South Skyline

APN: 080-410-160

Size: 5.0 acres

Existing Zoning: RM (Resource Management District)

General Plan Designation: Rural Public Recreation

Existing Land Use: Single-Family Residence

Water Supply: An existing domestic water well on the parcel serves the existing single-family residence. A new 10,000-gallon water tank is proposed with this application.

Sewage Disposal: The site is improved with an on-site septic system which serves the residence on the parcel.

Flood Zone: The project site is located in Flood Zone X as defined by FEMA (Community Panel Number 06081C0420E, effective October 16, 2012), which is an area with minimal potential for flooding.

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15302, Class 2 relating to the reconstruction of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity; and Section 15303, Class 3, relating to the construction of new small structures and equipment.

Setting: The project site is located on a gently to steeply sloping irregularly-shaped parcel located west of Skyline Boulevard (Highway 35), on Castanea Ridge Road, a private roadway not maintained by the County. The residence on the subject parcel is located east of Castanea Ridge Road and is accessible via an unpaved driveway, partially shared with 40 Castanea Ridge Road. The parcel is surrounded by low-density single-family residential development immediately east, north, and south, and open hillside to the west. In the greater vicinity, there are several Midpeninsula Regional open space areas such as the Skyline Ridge, Long Ridge, and Monte Bello Open Space Reserves.

Chronology:

<u>Date</u>	<u>Action</u>
February 8, 2019	- Application submitted.
February 28, 2019	- Application deemed incomplete and initial review comments provided.

- May 7, 2019 - Application deemed complete and all review comments addressed.
- June 26, 2019 - Planning Commission hearing.

## **DISCUSSION**

### A. KEY ISSUES

#### 1. Conformance with the General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with all General Plan Policies, including the following:

##### Soil Resources Policies

Policy 2.17 (*Minimize Soil Erosion and Sedimentation*) calls for the regulation of development to minimize soil erosion and sedimentation. This project involves a total of 100 cubic yards of grading (90 cubic yards of excavation and 10 cubic yards of fill) for the reconstruction of the garage. The reconstructed garage is located in the same place as the existing garage, reducing the need for additional grading and minimizing the amount of soil that is being disturbed. The project is conditioned to require the submittal of an erosion and sediment control plan at the building permit stage to ensure erosion and sedimentation is minimized during construction.

##### Visual Quality Policies

Policy 4.22 (*Scenic Corridors*) aims to protect and enhance the visual quality of scenic corridors by managing the location and appearance of structural development. Policy 4.59 (*Views*) regulates development in scenic corridors to the extent feasible so that it does not obstruct views from scenic roads or disrupt the visual harmony of the natural landscape. The majority of the subject parcel is within the Skyline Boulevard State Scenic Corridor, including the existing residence and existing garage proposed for reconstruction. The applicant has provided photos indicating that the developed area of the site has been strategically located to be tucked behind the hillside, and is not visible from Skyline Boulevard. The proposed two-story garage would also be screened from view from Skyline Boulevard by the intervening hillside.

Policy 4.48 (*Topography and Vegetation*) and Policy 4.52 (*Colors and Materials*) also aims to regulate the design of structures to conform to the natural topography, blend rather than conflict with the natural vegetation, and use colors and materials that blend with or complement the surrounding natural environment, do not dominate or overpower the site, are compatible with the size, scale, and architectural style of the structure, and are not highly reflective. The reconstructed garage will be in the same location as

the existing garage, which is tucked into the hillside. Staff has verified that the reconstructed garage will be built with earth toned exterior colors and materials, to match the existing residence. While the garage will increase from a single-story to two stories, the location of the development and the materials selected avoid any impact to the scenic corridor. Color and materials verification is required, as conditioned, prior to building permit final inspection.

Policy 4.54 (*Accessory Structures*) aims for compatibility in design and site development between the main structure and accessory structures. The garage is located as close to the main structure as permitted by zoning and will be built to match the design of the main structure.

Rural Land Use Policies

Policy 9.23 (*Land Use Compatibility in Rural Lands*) encourages the compatibility of land uses in order to promote the health, safety, and economy and to maintain the scenic and harmonious nature of the rural lands. The reconstructed garage is located adjacent to the dwelling and within the developed area, preserving the rural nature and natural vegetation of the remainder of the parcel. The residential uses of this development are compatible with other adjacent rural uses.

2. Conformance with the Zoning Regulations

a. Resource Manage District Zoning Requirements

The subject parcel is located in the Resource Management (RM) Zoning District. The proposal is in conformance with all applicable development standards as shown below:

	Minimum Required	Proposed Garage
Front Yard Setback	50'	169'- 6"
Right Side Yard Setback	20'	~75'
Left Side Yard Setback	20'	107'
Rear Yard Setback	20'	~400'
Maximum Height	36'	22' - 10"
Setback Between Buildings	30'	30'

The new water storage tank location near the driveway entrance has been approved by Cal-Fire and also conforms to the above setbacks.

b. Resource Management District Development Review Criteria

This project has been reviewed under and found, as conditioned, to be in compliance with the Development Review Criteria as stipulated in Chapter 20A.2 of the County Zoning Regulations as follows:

Environmental Quality Criteria

The proposed project adheres to the standards of the Environmental Quality Criteria (Section 6324.1) by locating the garage in an area that is already developed, thereby reducing disruption to vegetative cover, wildlife, and soil erosion.

Site Design Criteria

The proposed project adheres to the standards of the Site Design Criteria (Section 6324.2) by siting and designing the proposed addition to carefully fit the topography of the project site, minimizing grading, and employing colors and materials that blend in with the natural environment. As discussed in Section A.1, the proposed garage will be tucked into the hillside next to the residence in the location of the existing garage. The garage will have similar earth toned exterior colors and materials as the existing residence exterior materials.

Utilities Criteria

The proposed project adheres to the Utilities Criteria (Section 6324.3) as no changes are proposed to the septic or well systems, and the associated building permit has been conditionally approved by Environmental Health Services.

Water Resources Criteria

The proposed project adheres to the Water Resources Criteria (Section 6324.4) by minimizing grading and installing and maintaining active sediment and erosion control measures. The Current Planning and Building Inspection Sections have also reviewed and conditionally approved the site preparation procedures for the project.

Cultural Resources Criteria

The proposed project adheres to the Cultural Resources Criteria (Section 6324.5) as the Current Planning Section has included a condition of approval (Condition of Approval No. 5) to address the possibility that cultural resources may be uncovered during construction.

### Public Safety Criteria

The proposed project adheres to the Public Safety Criteria (Section 6324.6). While the project site is not located within an area with identified hazards, other sections of the parcel are located within a landslide zone, specifically east and west of the residence. The Geotechnical Section has reviewed and conditionally approved the project. In addition, the Building Inspection Section and Cal-Fire have reviewed and conditionally approved the project.

### 3. Conformance with the Architectural Review Exemption

Staff has reviewed the project and found it to be exempt from the applicable sections of the California Streets and Highways Code as it pertains to the Skyline State Scenic Corridor and Architectural Review. Specifically, the standards seek to promote the preservation of the visual character and protect the scenic appearance of the Skyline Scenic Corridor area. As previously discussed, the subject parcel is not visible from Skyline Boulevard, and has existing development. The reconstruction of the garage is in the same location of the existing garage and is designed to be tucked into the hillside where no tree removal is required. Earth-toned exterior colors and materials will be used to match the existing residence and the surrounding natural environment. While the garage will be increasing from one-story to two-stories, the placement of the garage, the exterior materials, and topography of the parcel mean that the second story will not be visible from Skyline Boulevard.

### 4. Conformance with the Grading Ordinance

The application has been reviewed by the Geotechnical Section and has been conditioned to require the submission of a Geotechnical Investigation for the related building permit. Seismic safety will be ensured through the review and issuance of the required building permit subject to the applicable California Building Code requirements. Minimal grading and no vegetation removal is proposed and is consistent with the intent of the Grading Ordinance.

The following findings must be made by the Planning Commission pursuant to Section 9280 of the Grading Ordinance.

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

The project will have a less than significant impact on the environment. The project limits the area of disturbance to the previously developed area. No mapped sensitive habitats are located within the project area and the grading proposed is the minimum necessary to reconstruct the garage. No vegetation removal is proposed, and staff has preliminarily reviewed the erosion and sediment control plan that



will be required for the building permit to further minimize potentially significant adverse effects on the environment.

- b. That the project conforms to the criteria of this chapter [Grading Ordinance Section 9280], including the standards referenced in Section 9296 and that the project is consistent with the General Plan.

The project, as proposed, conforms to the criteria for review contained in the Grading Ordinance. Namely, an erosion and sediment control plan was submitted and a geotechnical report is required for the building permit. 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 does not involve the removal of significant vegetation.

**B. ENVIRONMENTAL REVIEW**

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15302, Class 2, relating to the reconstruction of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity, and Section 15303, Class 3, relating to the construction of new small structures and equipment. A garage exists in this location and no new environmental impacts will be created by its reconstruction, and no impacts will be created by the installation of the water tank.

**C. REVIEWING AGENCIES**

Building Inspection Section  
Cal-Fire  
Geotechnical Section

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Scenic Corridor Map
- D. Project Plans
- E. Project Illustrations

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2019-00054

Hearing Date: June 26, 2019

Prepared By: Kelsey Lang, Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15302, Class 2, of the California Environmental Quality Act Guidelines related to the reconstruction of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity, and Section 15303, Class 3, of the California Environmental Quality Act Guidelines relating to the construction of new small structures and equipment.

Regarding the Resource Management Permit, Find:

2. This project has been reviewed under and found, as conditioned, to be in compliance with the General Plan policies regarding visual resources and the Development Review Criteria as stipulated in Chapter 20A.2 of the County Zoning Regulations.

Regarding the Grading Permit, Find:

3. That the granting of the permit, as conditioned, will not have a significant adverse effect on the environment as the area of disturbance is limited to the previously developed area that does not contain mapped sensitive habitats, grading is minimized, and no vegetation will be removed.
4. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance, including the standards referenced in Section 9296, and is consistent with the General Plan by minimizing alterations to topography, preserving trees and vegetation, and clustering development.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the Planning Commission on June 26, 2019. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.
2. This permit shall be valid for one (1) year from the date of approval by which time a valid building permit shall have been issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees at least sixty (60) days prior to expiration.
3. This permit does not allow for the removal of any trees. Removal of any trees with a diameter equal to or greater than twelve (12) inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
4. The approved exterior colors and materials shall be verified prior to final inspection of the building permit. The applicant shall provide photographs to the Project Planner to verify adherence to this condition prior to a final building permit sign-off by the Current Planning Section.
5. In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director 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).
6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. A separate tree protection plan may also be required as part of the building permit. Species and size of trees shall be indicated on the plan (size shall be measured by diameter at breast height (dbh) method).
7. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to

6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

8. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section including the Building Inspection Section's Geotechnical Consultant, County Fire Department, and Environmental Health Services.
9. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion.
10. 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.
11. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
12. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
13. 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.
14. 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 Ordinance, 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.

15. Prior to the beginning of all construction, the applicant shall submit to the Current Planning Section 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 (5) 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 (2) 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.
16. The applicant shall submit a dust control plan to the Current Planning Section 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, as needed.
  - 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 as needed, 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 miles per hour (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.
17. 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

#### Building Inspection Section

18. This project shall obtain a building permit.

#### Cal-Fire

19. Fire Department access shall be to within 150 feet of all exterior portions of the 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 a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 pounds. 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 percent. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
20. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a building inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.
22. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than

- 1/2-inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
23. All roof assemblies in Very High Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
  24. California Residential Code 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.
  25. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
  26. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
  27. An approved Automatic Fire System meeting the requirements of NFPA-13 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 the San Mateo County Fire Department.
  28. A Site Plan showing all required components of the water system is required to be submitted with the building plans to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction for verification and approval. Plans shall show the location, elevation and size of required water storage tanks, the associated piping layout from the tank(s) to the structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipe/joints/valves/valve indicators, thrust block calculations/joint restraint, the location of the standpipe/hydrant and the location of any required pumps and their size and specifications.
  29. 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 California Residential Code R327 or California Building Code Chapter 7A requirements.



### Geotechnical Section

30. At the building permit stage, a geotechnical report, completed C3/C6 form, and a drainage report are required.

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**County of San Mateo - Planning and Building Department**

# **ATTACHMENT B**



**San Mateo County Planning Commission Meeting**

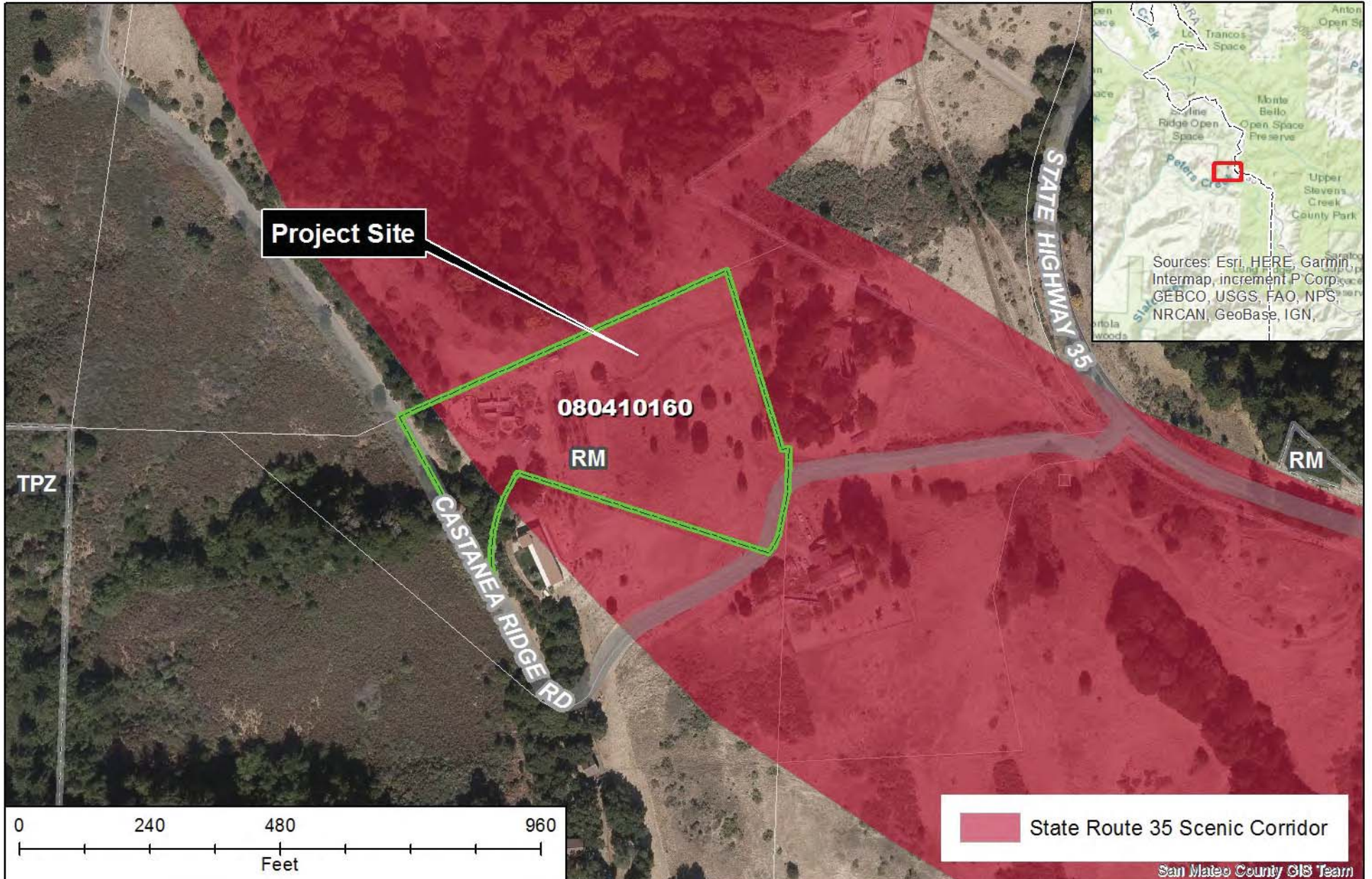
Owner/Applicant: Hassett/Hill

File Numbers: PLN2019-00054



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT C**



**San Mateo County Planning Commission Meeting**

Owner/Applicant: Hassett/Hill

File Numbers: PLN2019-00054



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT D**

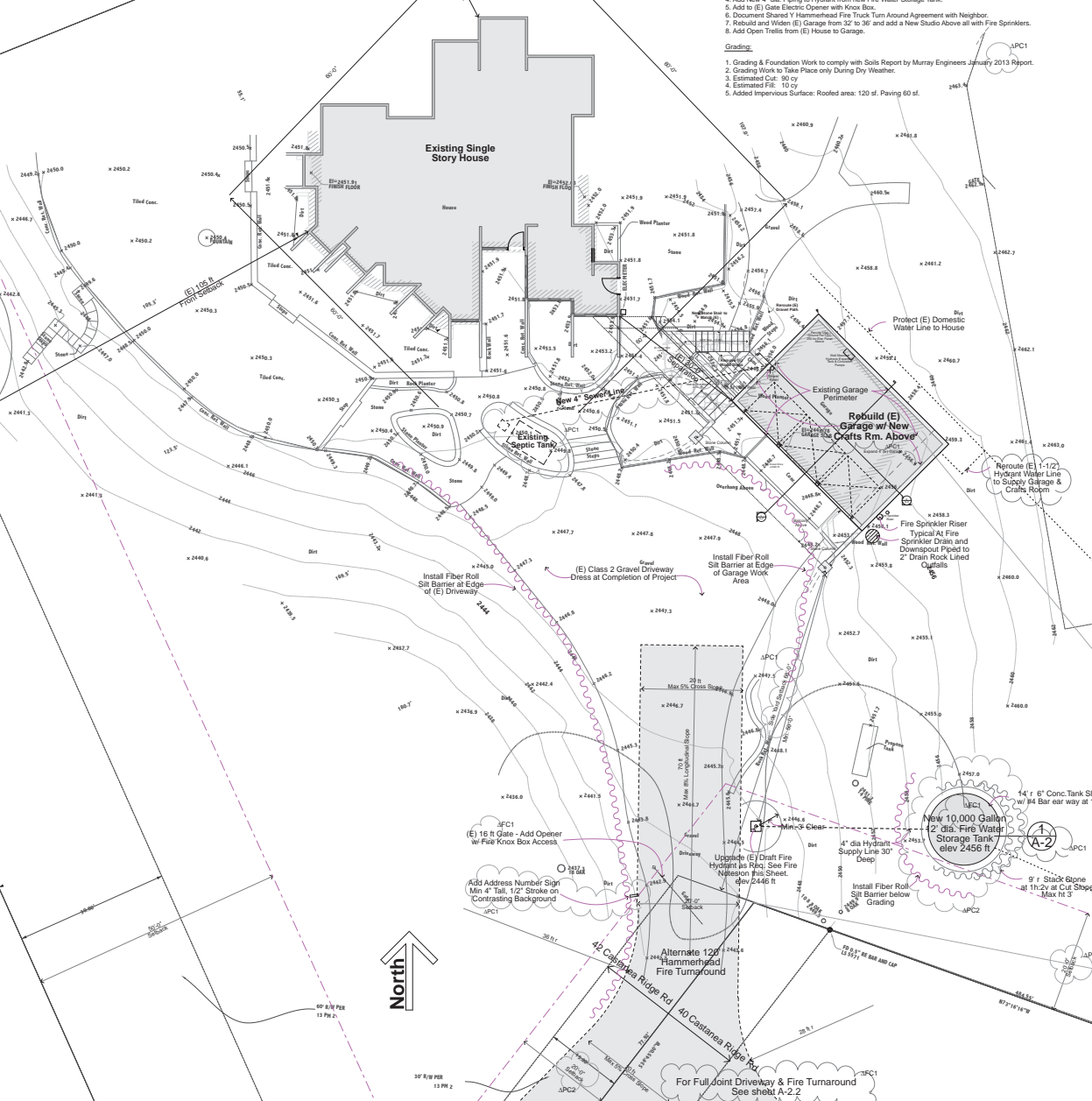
Drawn by: JAH

Approved: JAH

3/23/2018

3/23/2018

# Attachment D: Project Plan



### Scope of Work:

- Fire Upgrades and Construction:**
1. Add new 6,000 Gallon Fire Water Storage Tank.
  2. Add new 2" Underground Fire Pipe to Fire Tank from (E) 4,000 Gallon Domestic Water Tank.
  3. Upgrade (E) Domestic Underground Piping to 2" to House from (E) Domestic Water Tank.
  4. Add New 4" dia. Piping to Hydrant from new Fire Water Storage Tank.
  5. Add to (E) Gate Electric Cooper with Knox Box.
  6. Document Shared Y Hammerhead Fire Truck Turn Around Agreement with Neighbor.
  7. Rebuild and Widen (E) Garage from 32' to 36' and add a New Studio Above all with Fire Sprinklers.
  8. Add Open Trellis from (E) House to Garage.

- Grading:**
1. Grading & Foundation Work to comply with Soils Report by Murray Engineers January 2013 Report.
  2. Grading Work to Take Place only During Dry Weather.
  3. Estimated Cut: 80 cy
  4. Estimated Fill: 10 cy
  5. Added Impervious Surface: Roofed area: 120 sq ft. Paving 60 sq ft.

### FIRE PROTECTION WATER REQUIREMENTS

- Water Tank - General Provisions:**
1. Water Tanks shall be 200psi/100psi-Plastic Fiberglass, Metal or Concrete.
  2. A screened vent 1.5 times the diameter of the outlet is required. (e.g. 4-inch outlet = 6-inch vent).
  3. Water tank supplying hydrant shall be located at an elevation to provide adequate positive pressure.
  4. Water tanks located closer than 30 feet of structures or flammable vegetation shall be constructed of non-combustible materials.
  5. Water tanks shall be interconnected with pipe and equal size valves at each tank, of a material not damaged by UV exposure, with a minimum of 4 inch diameter.
  6. Landscaping water supply shall not be stored in tanks providing water for fire hydrants.
  7. Water tanks used for fire protection shall remain full at all times, and shall be filled automatically from the existing domestic well and storage tank.
  8. Where water tanks provide both domestic and fire protection supply, the water tank shall be cleared for a float switch wired to the domestic water shut off solenoid.
  9. Provide control valves for all hydrant installations and at the tank or in a location approved by the Fire Marshal.
  10. All above ground fire sprinkler or fire hydrant water piping shall be metallic.
- Rural Water Supply Determination:**
1. Water Storage for One and Two Family Dwellings (AWWA C900, R Division 3) for structures up to 3,600 sq. ft. shall be 12,278 gallons plus domestic requirements.
  2. Yield/flow requirements for multiple structures shall be calculated based on the structure requiring the largest Fire Flow per NFPA 1142.

### Rural Hydrants - General Provisions:

1. Hydrant shall be clearly visible from the street. The location and placement of the hydrant shall be approved by the Fire Marshal.
2. Hydrants shall be located no closer than 50 feet to any building and no further than 150 feet of the protected structure, and be located on the fire-department access side of the building.
3. Hydrant supply pipe shall be listed and approved for fire protection service for underground pipe, such as AWWA C900. Pipe shall be buried a minimum of 30 inches below grade (36 inch if the pipe passes under a road or is subject to heavy loads).
4. Pipe supplying rural hydrants shall have a minimum diameter of not less than 4 inches.

### Site Statistics:

Lot Area:	5,00 Acres	217,786 sf
(E) House Area		2,294 sf
(E) Garage Area		768 sf
(E) Total Floor/Site Cover:		3,062 sf
(E) Percentage Site Cover:		1.41%

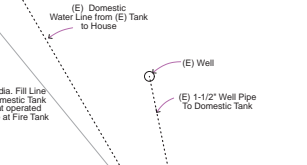
Garage Expansion	96 sf
Crafts Rm Above Garage	864 sf
Added Floor Area:	960 sf

Garage Expansion	96 sf
Crafts Room Balcony	392 sf
Fire Water Tank Pad	154 sf
Added Site Area:	642 sf

(N) Total Floor Area:	4,022 sf
(N) Total Site Coverage:	3,704 sf
(N) Percentage Cover:	1.70%

Excavation: (Balance on Site) 20 cy  
Grading Only Btwn Apr 15 & Oct 15

### 1 Fire Water Tank Detail



### Partial Site Plan

Scale 1/10" = 1'-0"

### EMERGENCY FIRE ACCESS REQUIREMENTS

- Fire Department Emergency Access:**
1. Fire department emergency access shall be provided to within 150 ft of all portions of the facility and all portions of the exterior walls of the first story of the buildings.

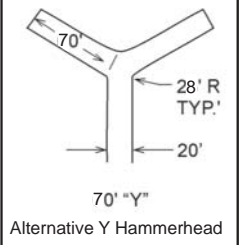
- Access Dimensions:**
1. All emergency access roads shall:
    1. Have 13 1/2 feet of vertical clearance.
    2. Unobstructed minimum width of 20 feet.
    3. At hydrants shall be a minimum of 24 feet wide for a length of 20 feet on each side of the hydrant.

- Access Road Surface:**
1. Shall be designed to support the imposed load of a fire apparatus weighing at least 75,000 lbs.
  2. Shall provide all weather driving capability.
  3. Grades shall not exceed 15% surfaced with a minimum Class 2 aggregate base compacted to 95%.

- Turning Radius:**
1. Centerline turning radius for emergency apparatus access roads shall be 35 feet.

- Turnarounds:**
1. Alternative 120 ft Hammerhead Turnaround shall be provided to meet width, length and radius provisions of California Fire Code, appendix D.
  2. Shall have a maximum longitudinal slope of 8 percent (8%) maintained at the beginning and ending at the point of tangency of the edge of pavement curves for the turnaround.
  3. Cross slope shall not exceed five percent (5%).

- Gates:**
1. Gate shall be a minimum of 2 feet wider than the roadway it serves, 2'x20' x 22 ft.
  2. Electric Gate shall be provided with a Knox Gate Switch and automatically open during power failures unless equipped with manual override capability (when authorized by County Fire) for fire department access.
  3. Gates providing access to a driveway shall be located at least 25 feet from the primary road or street, and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway.
  4. Contra County Fire for Knox Box application.



Alternative Y Hammerhead

### Larick Alan Hill, Inc. ARCHITECTURE AND INTERIOR DESIGN

(505) 529-8802 Tenant Improvements  
(505) 529-8800 Architecture  
(505) 529-8804 Fax

Office Address: P.O. Box 520009  
Woodlands, CA 94062

### PROJECT: Hassett Rebuild Existing Garage w/ New Crafts Rm. Above 42 Castanea Ridge Rd., La Honda CA

### SHEET TITLE Partial Site Plan

OWNER: HASSETT, 42 CASTANEA RIDGE RD., LA HONDA, CA 94038  
DESIGNER: LARICK ALAN HILL, INC., ARCHITECTURE AND INTERIOR DESIGN, 10000 E. BAYVIEW AVENUE, SUITE 100, WOODLANDS, CA 94062  
DATE: 3/23/2018

SCALE: 1/10" = 1'-0"  
DATE: 3/23/2018

PROJECT: Hassett  
DATE: 3/23/2018  
SCALE: 1/10" = 1'-0"

**A-2.1**  
OF SHEETS: A-6



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT E**



