

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

DATE: August 5, 2021

TO: Zoning Hearing Officer

FROM: Planning Staff

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

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

PROPOSAL

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

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

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

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

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

RECOMMENDATION

That the Zoning Hearing Officer approve the amendments to the Resource Management Permit and Grading Permit, County File Number PLN 2016-001111, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

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

Applicant: Angel Cantu, Swatt Miers Architects

Owner: Yan Jian, Gfl Group Inc.

Location: Bear Gulch Road, unincorporated Woodside

APN: 072-240-230

Size: 5.06 acres

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

Existing Zoning: Resource Management (RM)

General Plan Designation: Open Space

Sphere-of-Influence: Town of Woodside

Existing Land Use: Undeveloped

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

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

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

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

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

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

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

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

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

Chronology:

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

DISCUSSION

A. KEY ISSUES

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

1. Conformance with the County General Plan

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

a. Vegetative, Water, Fish and Wildlife Resources

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

2019 Project Approval

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

Proposed Amendment

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

The Development Review Criteria of the RM District Regulations prohibits the removal of trees with a circumference of more than

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

b. Soil Resources

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

2019 Project Approval

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

Proposed Amendment

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

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

c. Visual Quality

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

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

d. Rural Land Use

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

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

significant added visual impact to the rural area than the previously approved development.

e. Natural Hazards

Geotechnical

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

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

Fire

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

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

materials, vegetation clearances, fire flow and water supply, and acceptable design and material for the driveway.

2. Conformance with the Energy Efficiency Climate Action Plan

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

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

3. Conformance with the County Zoning Regulations

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

a. RM Development Standards

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

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

b. RM Development Criteria

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

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

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

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

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

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

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

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

c. Accessory Dwelling Unit

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

4. Conformance with the County Grading Ordinance

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

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

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

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

The project amendment, as proposed and conditioned, conforms to standards in the Grading Ordinance, including those relative to an erosion and sediment control plan, dust control plan, fire safety, and

the timing of grading activity. The amended project plans have been reviewed and recommended for approval by the Geotechnical Section and Drainage Review Section, as well as Woodside Fire Protection District. Conditions of approval have been included in Attachment A to ensure compliance with the County's Grading Ordinance.

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

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

B. ENVIRONMENTAL REVIEW

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

C. REVIEWING AGENCIES

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

ATTACHMENTS

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

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2016-00111

Hearing Date: August 5, 2021

Prepared By: Summer Burlison,
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

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

For the Resource Management Permit Amendment, Find:

3. That the project amendment conforms to the Development Standards and Development Review Criteria contained in Chapter 20A and Chapter 20A.2 of the San Mateo County Zoning Regulations. The project amendment conforms to the minimum setbacks and maximum height limit allowed in the RM Zoning District. Additionally, the project conforms to Section 6324.1 (*Environmental Quality Criteria*), Section 6324.4 (*Water Resources Criteria*), Section 6324.2 (*Site Design Criteria*), Section 6324.6 (*Hazards to Public Safety Criteria*) and Section 6326.4 (*Slope Instability Area Criteria*) of the RM Development Review Criteria. The project amendment, as proposed and conditioned, will not introduce long-term noise levels, or significant levels of air pollution emissions, and will incorporate low-impact development measures to ensure the proposed impervious surfaces will not result in adverse drainage or water quality impacts. The project will minimize adverse impacts on the rural character of the area by terracing the

increased development footprint to fit into the natural topography and utilizing building materials and colors that blend into the natural surrounding rural area. Additionally, the project will not compromise the stability of the project parcel or surrounding lands as a site-specific geotechnical report prepared for the project amendment concluded that landslide susceptibility is low at the project site based on site reconnaissance and geologic map review.

For the Grading Permit Amendment, Find:

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

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

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

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

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

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

Mitigation Measures

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

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

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

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

Building Inspection Section

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

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

Geotechnical Section

31. A Geotechnical Report shall be submitted at the building permit stage; the report shall be updated to the current adopted code as applicable. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report at the building permit stage. For a vacant site, the Geotechnical Report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in the foundation design and grading proposal.
32. For the final approval of the grading permit, the applicant shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
 - a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
 - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section. Please include the Geotechnical File Number, 15G-45, in all correspondence with the Geotechnical Section of the Planning and Building Department.

Drainage Review Section

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

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

Department of Public Works

34. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
35. At the building permit stage, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted as part of the project building permit application for review and approval by the Building Department.
36. Proposed facilities shall not be constructed in ingress and egress easements unless directly associated with ingress and egress to the property.

Environmental Health Services

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

Woodside Fire Protection District (WFPD)

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

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

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

California Water Service Company

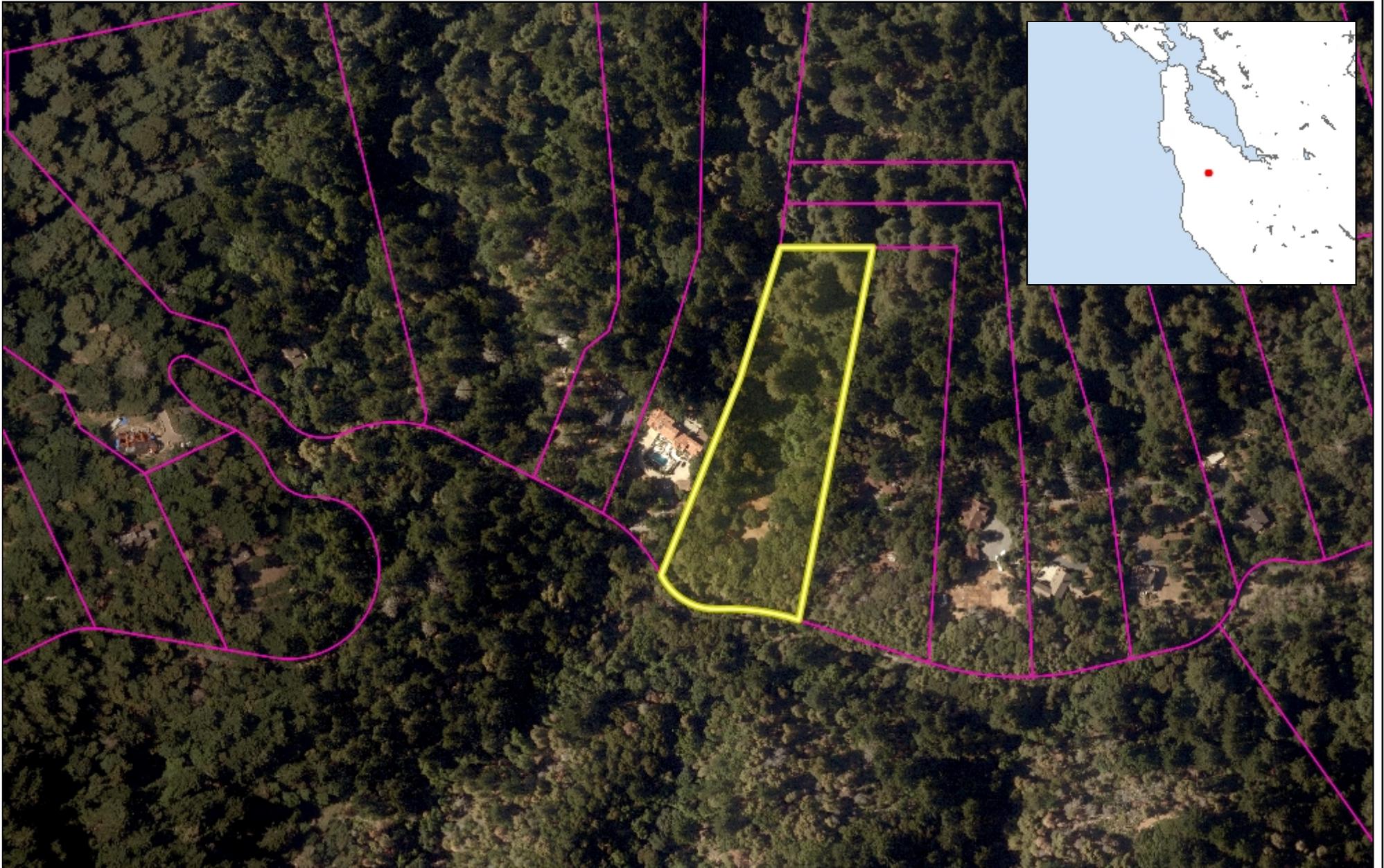
54. The applicant shall submit a Form 1318 with fire sprinkler plan and calculations to the California Water Service Company for design and engineering review.
55. The applicant is encouraged to use water conserving devices. A list of rebate programs for qualifying water conserving devices for the Bear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

SSB:cmc – SSBFF0736_WCU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,514



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

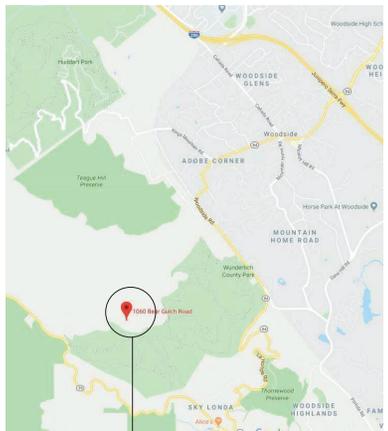


JIAN RESIDENCE

JIAN RESIDENCE

1900 BEAR GULCH ROAD
 WOODSIDE, CA 94092
 APN: 072-240-220

LOCATION MAP



PROJECT TEAM

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CONTRACTOR
 CHAULES KISSOK AND ABBIE GOLDSTEIN
 XX
 XX
 T: XX
 EMAIL: XX
 CONTACT: XX

GENERAL CONTRACTOR
 SPTIC SYSTEM DESIGN AND CONSULTING
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 T: 650.882.4749
 CONTACT: STEVEN R. HARTSELL REHS

DRAWING INDEX

ARCHITECTURAL
 A01-1 TITLE SHEET
 A1-01 OVERALL SITE PLAN
 A1-01R OVERALL SITE PLAN - REFERENCE
 A2-01 BASEMENT LEVEL FLOOR PLAN - MAIN HOUSE
 A2-02 MAIN LEVEL FLOOR PLAN - MAIN HOUSE
 A2-03 UPPER LEVEL FLOOR PLAN - MAIN HOUSE
 A2-04 ROOF PLAN - MAIN HOUSE
 A2-05 GUEST HOUSE AND REST ROOM PLANS
 A3-01 EXTERIOR ELEVATIONS - MAIN HOUSE
 A3-01-1 EXTERIOR ELEVATIONS - MAIN HOUSE
 A3-02 EXTERIOR ELEVATIONS - MAIN HOUSE
 A3-03 EXTERIOR ELEVATIONS - GUEST HOUSE
 A3-04 MATERIAL BOARD
 A3-11 BUILDING SECTIONS
 A3-12 BUILDING SECTIONS
 A3-13 BUILDING SECTIONS
 A3-14 BUILDING SECTIONS

SURVEY
 S01-1 TOPOGRAPHIC SURVEY
 S01-2 SURVEY CONTROL PLAN

CIVIL
 C-1 GRADING AND DRAINAGE PLAN/SEPTIC
 S01-2 SURVEY CONTROL PLAN

LANDSCAPE
 L01-1 TREE PROTECTION PLAN
 L02-1 LANDSCAPE SITE PLAN
 L03-1 PLANTING PLAN
 L04-1 OVERALL IRRIGATION PLAN
 L4-1 IRRIGATION PLAN
 L4-2 IRRIGATION LEGEND
 L4-3 IRRIGATION DETAILS
 L4-4 IRRIGATION DETAILS
 L4-5 IRRIGATION DETAILS
 L4-6 IRRIGATION DETAILS
 L4-7 IRRIGATION DETAILS
 L4-8 IRRIGATION DETAILS
 L4-9 IRRIGATION DETAILS
 L4-10 IRRIGATION DETAILS
 L4-11 IRRIGATION DETAILS
 L4-12 IRRIGATION DETAILS
 L4-13 IRRIGATION DETAILS
 L4-14 IRRIGATION DETAILS

PROJECT DATA

C. DESCRIPTIVE OF WORK
 CONSTRUCTION OF A NEW 2 STORY SINGLE FAMILY RESIDENCE WITH A BASEMENT, PLUS A SECONDARY UNIT, THREE CAR GARAGE, AND SWIMMING POOL.

D. ASSOCIATED PARCEL NUMBER 072-240-220

E. DATE OF CONSTRUCTION VAR

F. OCCUPANCY CLASSIFICATION R-3 HOUSE

G. ZONING RMZ, RESOURCE MANAGEMENT

H. LOT AREA 217,803 SF (5 ACRES)

I. LOT COVERAGE RM ZONE HAS NO LOT COVERAGE OR FLOOR AREA MAXIMUM

K. BASEMENT FLOOR OF DEVELOPMENT XXXX

L. FLOOR AREA CALCULATIONS

	ALLOWED	PROPOSED
FLOOR AREA MAIN HOUSE	5,216 SF	5,216 SF
BASEMENT LEVEL	5,216 SF	5,216 SF
MAIN LEVEL	4,528 SF	4,528 SF
UPPER LEVEL	4,483 SF	4,483 SF
ROOF AREA	15,149 SF	15,149 SF
GARAGE	641 SF	641 SF
FLOOR AREA SECOND UNIT	889 SF	889 SF
MAIN LEVEL	837 SF	837 SF
UPPER LEVEL	52 SF	52 SF
ROOF AREA	1,000 SF	1,000 SF
TOTAL	18,615 SF	18,615 SF

M. METRICS

	ALLOWED	PROPOSED
FRONT	50'-0"	50'-0"
REAR	30'-0"	30'-0"
SIDE - WEST	30'-0"	30'-0"
SIDE - EAST	30'-0"	30'-0"
FRONT (ACCESSORY)	30'-0"	30'-0"
REAR (ACCESSORY)	30'-0"	30'-0"
SIDE (WEST ACCESSORY)	30'-0"	30'-0"
SIDE (EAST ACCESSORY)	30'-0"	30'-0"

N. HEIGHT LIMITS

	ALLOWED	PROPOSED
MAIN HOUSE HEIGHT	35'-0"	35'-0" / 32'
SECOND UNIT HEIGHT	35'-0"	35'-0" / 32'

O. NOTES

- HOUSE TO HAVE AN AUTOMATIC FIRE PROTECTION SYSTEM TO COMPLY WITH REQUIREMENTS OF THE IFC AND STANDARD 1.0. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT PLANS AND FEE'S PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL AND HAVE FINAL TESTING APPROVED BY THE LOCAL FIRE DISTRICT AS PER LOCAL CODES.
- AT START OF CONSTRUCTION A 2X4 ADDRESS SIGN WILL BE POSTED IN FRONT OF PROJECT.
- AT THE END OF FINISH, THE PERMANENT ADDRESS WILL BE MONITORED AND CLEARLY MARKED FROM STREET WITH MINIMUM OF 4" NUMBERS ON CONTRASTING BACKGROUND.
- 100' DEFENSIBLE SPACE FROM STRUCTURE REQUIRED PRIOR TO START OF CONSTRUCTION.
- UPON FINAL INSPECTION BY PERMITS PROPERTY LINE DEFENSIBLE SPACE WILL BE REQUIRED FOR PERMITS. ORDNANCE SECTION 16A 1.1.A
- APPROVED SPARK ARRESTOR WILL BE REQUIRED ON ALL INSTALLED CHIMNEYS INCLUDING OUTSIDE FIREPLACES.
- INSTALL SPARK ARRESTOR ON ALL EXISTING PERMITS.

Issue

Rev	Date	Description
0	11/20/20	PLANNING AMENDMENT
A	11/25/20	SCHEMATIC PLANNING RESPONSE
B	12/31/21	SCHEMATIC PLANNING RESPONSE

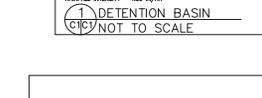
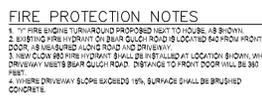
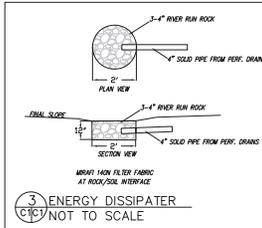
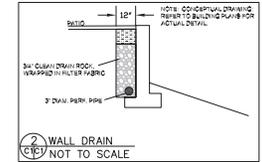
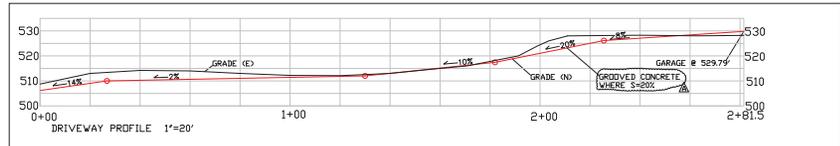
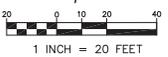
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 Checked By: EY
 Job No.: 1913
 Scale:

Drawing Title

TITLE SHEET

A0.01

Sheet
 THESE PLANS, SPECIFICATIONS AND SCHEDULES SHALL BE THE PROPERTY OF SWATT MIERS ARCHITECTS AND NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SWATT MIERS ARCHITECTS.



- ### LEGEND
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
 - ROOF DRAIN: ARCHITECT TO SHOW PIPE ROUTING
 - DIRECTION OF SURFACE DRAINAGE FLOW
 - SOLID PVC DRAIN PIPE, 4" DIA., UNLESS OTHERWISE NOTED, @ 1% MINIMUM SLOPE
 - 4" PERF. PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE
 - PROPOSED RETAINING WALL
 - TREE TO BE REMOVED

- ### GENERAL NOTES
1. PLANS PREPARED AT THE REQUEST OF: JANE JIAN, OWNER
 2. SURVEY AND TOPOGRAPHY BY TURNBROOK LAND SURVEYING SURVEYED JANUARY 2018.
 3. ELEVATION DATUM ASSUMED.
 4. THIS IS NOT A BOUNDARY SURVEY.

- ### GRADING NOTES
- CUT VOLUME: 2,128 CY (FOR BASEMENT ROAD)
 FILL VOLUME: 690 CY (GRAVEL/BRIDGE ROAD)
 TOTAL: 2,818 CY (TOTAL COMBINED)
 OFFHUAL: 1,248 CY X 1.2 EXPANSION FACTOR = 1,494 CY

- ### GRADING NOTES
1. ABOVE VOLUMES ARE APPROXIMATE.
 2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 4:1 (H:V).
 3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
 4. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE AND THEN FILLED WITH HAND TAMPED SOILS.

- ### DRAINAGE NOTES
1. DRAINAGE SYSTEM: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A PERMANENT LOCATION AND TO MINIMIZE EXCESSIVE VOLUMES AND FOUNDATIONS.
 2. ALL ROOF DRAIN LINES SHALL LEAD TO DETENTION BASINS SHOWN.
 3. ALL DRAINAGE PIPES SHALL BE 4" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
 4. PROPERTY OWNER IS RESPONSIBLE FOR ROUTING MAINTENANCE MATERIAL TO THE DRAINAGE SYSTEM. THE DRAINAGE SYSTEM MAY NOT BE REMOVED WITHOUT A BUILDING PERMIT APPROVAL.

SECTION AND DETAIL CONVENTION

REFERENCE SHEET NO. FROM THIS SHEET OR DETAIL IS TAKEN



TURNBROOK LAND SURVEYING
 1080 BEAR CULCH ROAD
 WOODSIDE, CA 94095
 (415) 353-8888
 WWW.TLSURV.COM

DATE: 3/17/20
 DRAWN BY: CMC
 CHECKED BY: JJC
 PROJECT NO.: 2018-001
 SHEET NO.: 2.2.2

TURNBROOK LAND SURVEYING
 1080 BEAR CULCH ROAD
 WOODSIDE, CA 94095
 (415) 353-8888
 WWW.TLSURV.COM

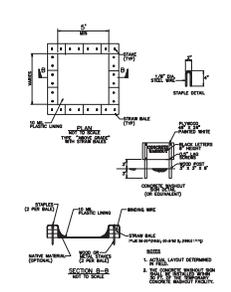
SHEET
 C-1



EROSION CONTROL NOTES

- SILT FENCE INSTALL AT LOCATIONS SHOWN. AFFIX AS SHOWN IN DETAIL 1.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent 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.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.

CONCRETE WASTE MANAGEMENT WM-B



EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

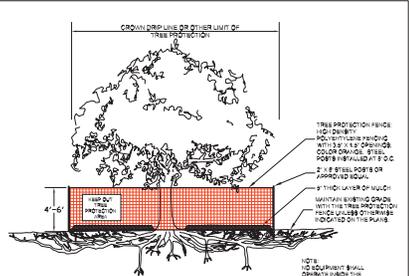
NAME: CHRIS LUSICK
 TITLE/QUALIFICATION: CIVIL ENGINEER
 PHONE: 802-723-2982
 EMAIL: CS@WPRM.COM



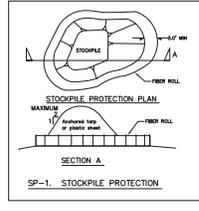
Agrium Erosion Technologies, Inc.
 800 Main Street, Woodside, VT 05596
 802-723-2982
 802-723-2982
 802-723-2982

TREE PROTECTION NOTES

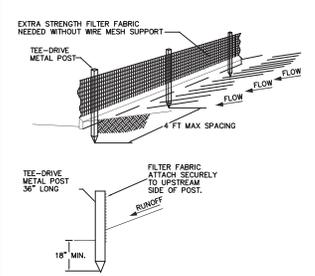
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



2 TREE PROTECTION
 NOT TO SCALE

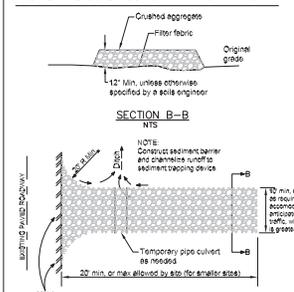


SP-1. STOCKPILE PROTECTION



1 SILT FENCE
 NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1

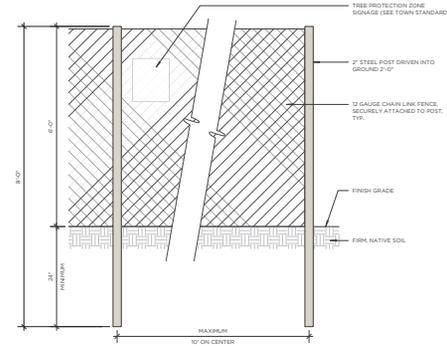
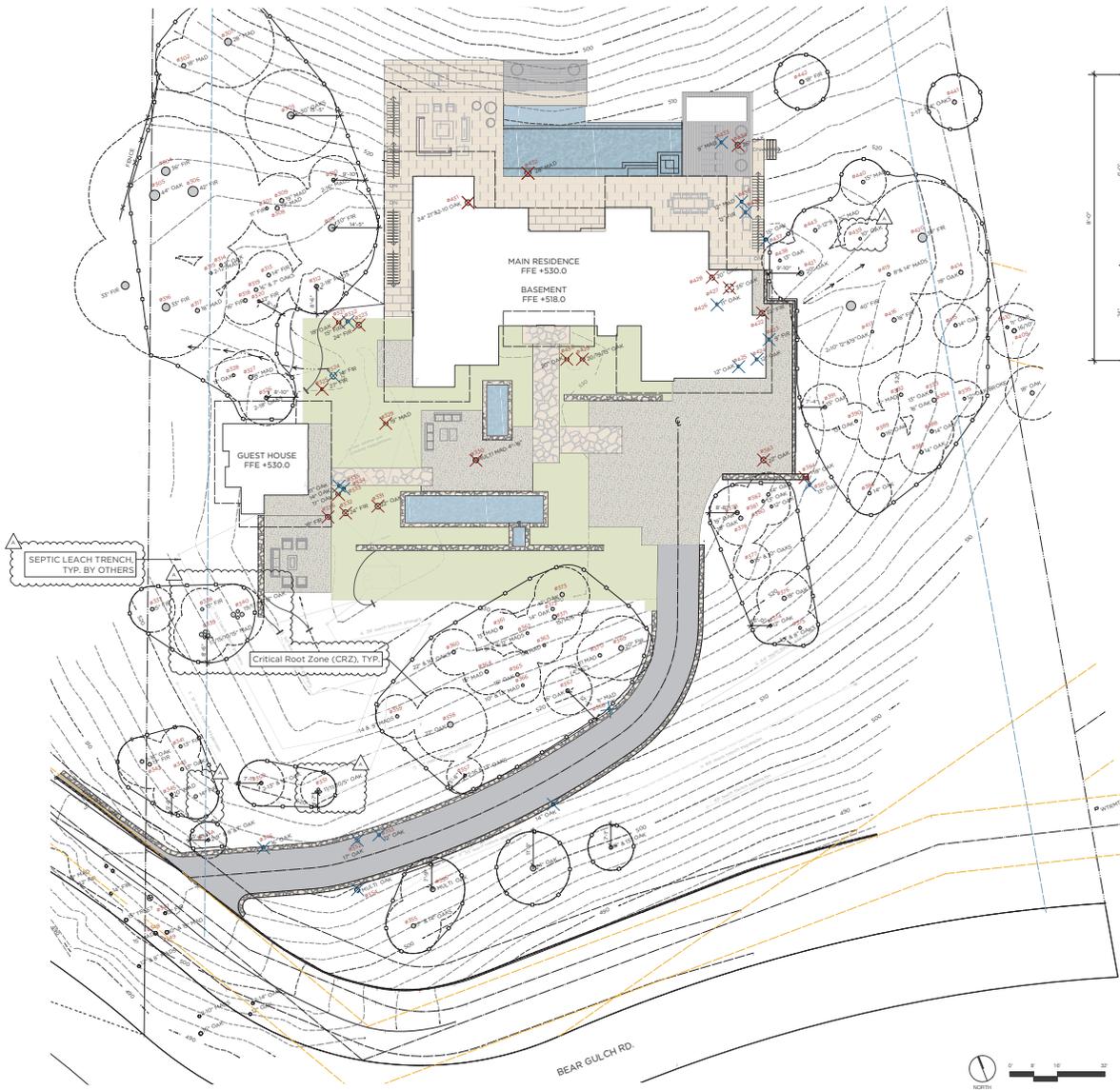


PLAN NTS

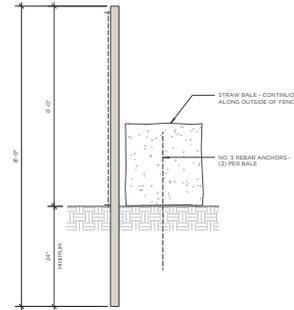
EROSION AND SEDIMENT CONTROL PLAN

DATE: 04-17-20
 DRAWN BY: CM
 CHECKED BY: AG
 REV. DATE: 10-01-21
 1000 BEAR CULCH ROAD
 WOODSIDE, VT 05596
 REV. DATE: 10-01-21
 802-723-2982
 802-723-2982
 802-723-2982

SHEET C-2



2 ELEVATION DETAIL: TREE PROTECTION FENCING
1" = 1'-0"



1 SECTION DETAIL: TREE PROTECTION FENCING
1" = 1'-0"

- LEGEND**
- (E) TREE
 - ⊗ TREE TO BE REMOVED - PERMIT REQ. (> 17" DBH) - 18
 - ⊗ TREE TO BE REMOVED - NO PERMIT REQ. - 19
 - TREE PROTECTION FENCING
 - - - CRITICAL ROOT ZONE (CRZ)
SINGLE-TRUNK - (MIN. 6x DBH PER ARBORIST REPORT)
MULTI-TRUNK - (MIN. 6x (LARGEST TRUNK DBH + HALF DBH OF ALL OTHER TRUNKS PER ARBORIST REPORT))
 - # IDENTIFICATION # (PER ARBORIST REPORT)

Jian Residence

1060 Bear Gulch Rd.
Woodside, CA, 94062

APN #: 072-240-230

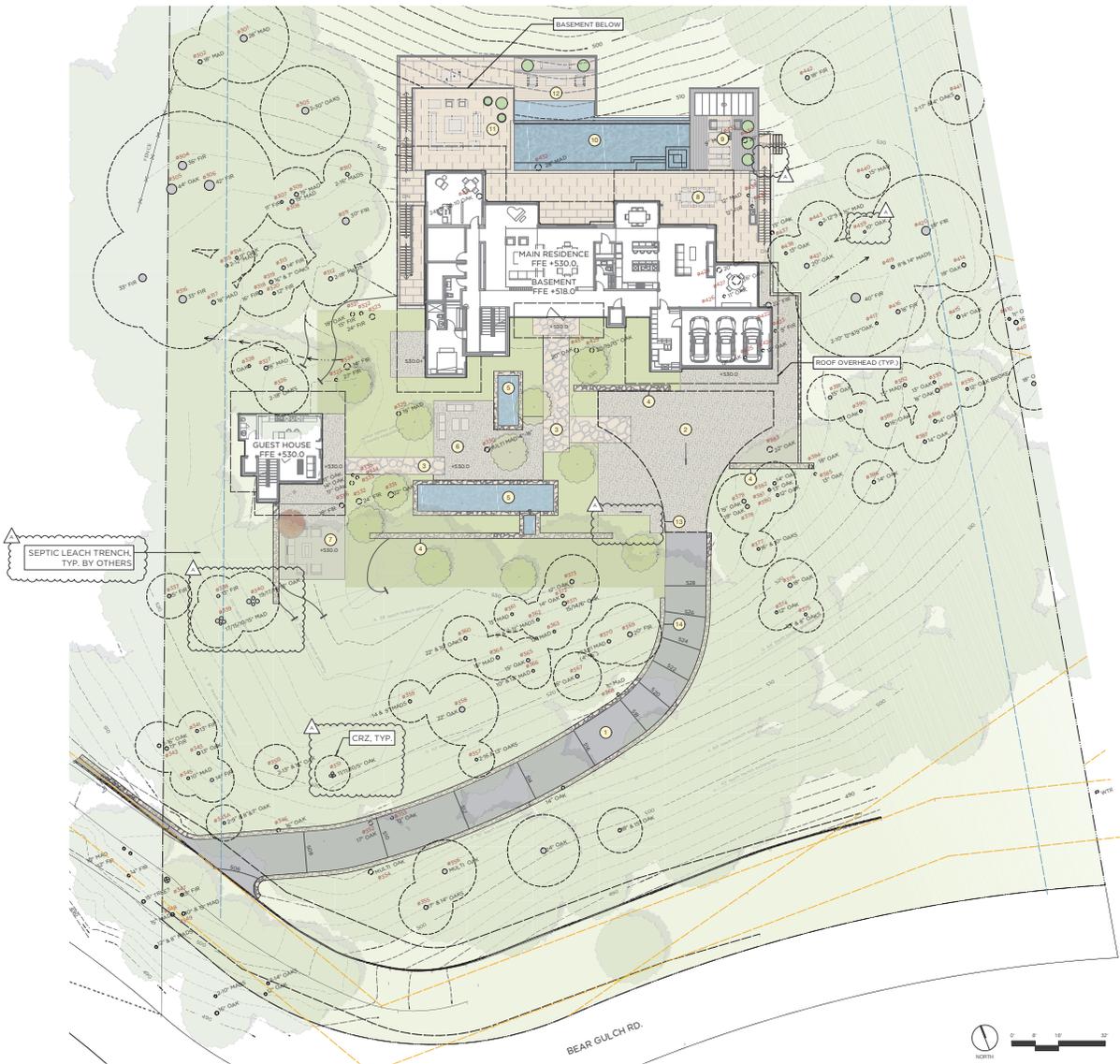
Issue Set: Cycle 1 - Planning
Response
Issue Date: October 5, 2020

Previous Issues

REV.	DESCRIPTION	DATE
	Planning Submittal	01.28.20

Tree Protection Plan

Scale: 1" = 16'
Drawn by: NT



- LEGEND**
- ① DRIVEWAY - ASPHALT OR CONCRETE (NON-PERVIOUS)
 - ② AUTOCOURT - GRAVEL (PERVIOUS)
 - ③ ENTRY PAVING - STONE (NON-PERVIOUS)
 - ④ SITE WALLS (LESS THAN 3 FT.) - STONE
 - ⑤ WATER FEATURES/KOI PONDS (RECIRCULATING)
 - ⑥ COURTYARD SEATING AREA - GRAVEL (PERVIOUS)
 - ⑦ GUEST LOUNGE + FIRE PIT - GRAVEL (PERVIOUS)
 - ⑧ OUTDOOR DINING AND BAR (NON-PERVIOUS)
 - ⑨ POOL TERRACE (NON-PERVIOUS)
 - ⑩ INFINITY EDGE POOL
 - ⑪ FIRE PIT TERRACE (NON-PERVIOUS)
 - ⑫ GYM TERRACE W/ WATERFALL FEATURE (NON-PERVIOUS)
 - ⑬ FIRE-TRUCK TURNAROUND - MAX 5% SLOPE
 - ⑭ DRIVEWAY RETAINING WALLS - HEIGHT TBD BY CIVIL

- PROPERTY LINE
- SETBACK
- EASEMENT
- - - CONTOURS (E) MJR
- - - CONTOURS (E) MNR
- - - CONTOURS (N)
- TREE (E)
- TREE (E) TO BE REMOVED
- IDENTIFICATION # (PER ARBORIST REPORT)
- PLANTING AREA (SEE L3.0 PLANTING PLAN)

Jian Residence

1060 Bear Gulch Rd.
Woodside, CA, 94062

APN #: 072-240-230

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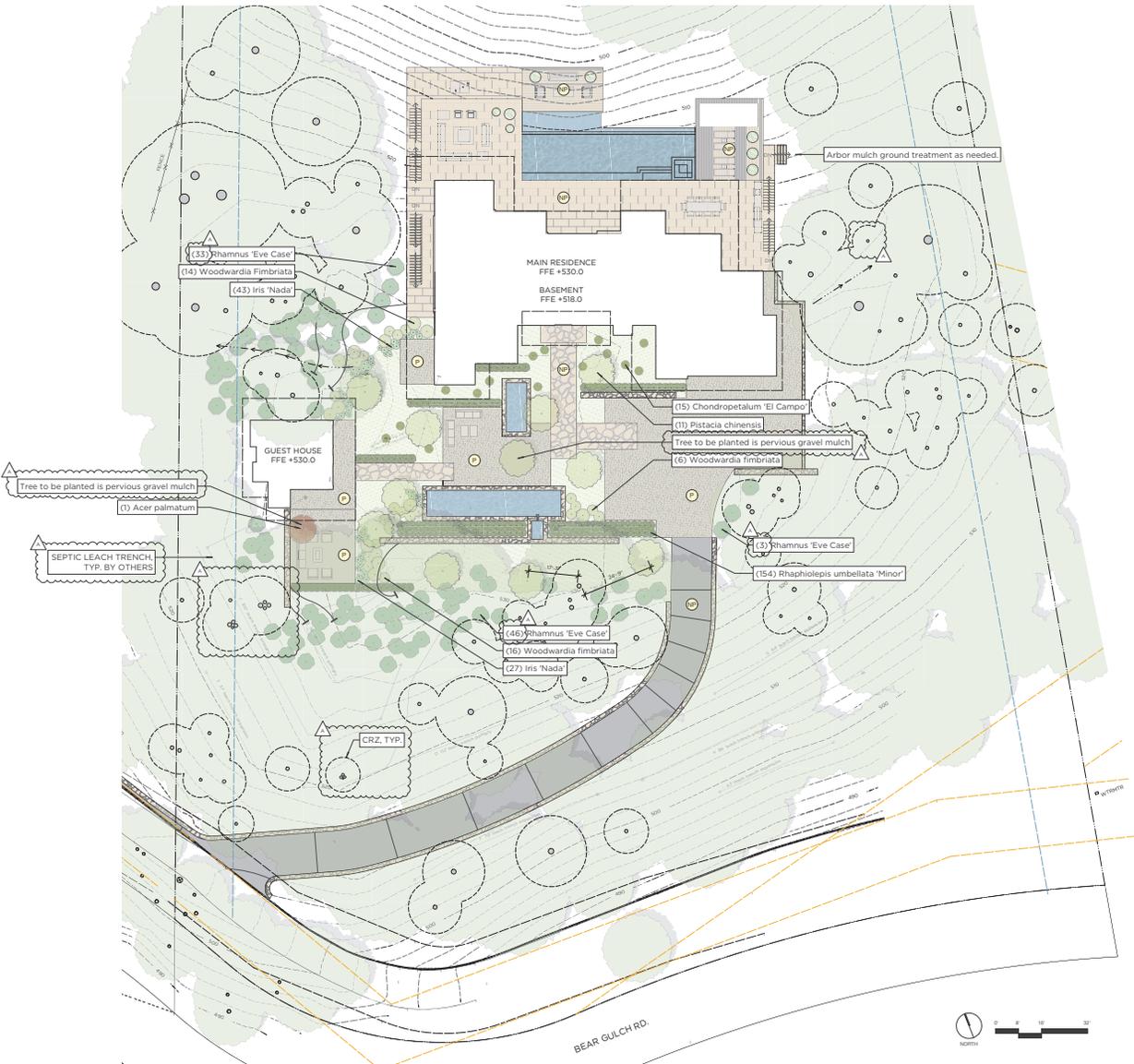
Previous Issues

REV.	DESCRIPTION	DATE
	Planning Submittal	01.28.20

Landscape Site Plan

Scale: 1" = 16'
Drawn by: NT

L1.0



PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes	WUCOLS Factor (Water Use)
TREES						
(Red circle)	1	Acer palmatum 'Bloodgood'	Bloodgood Maple	48" box		Moderate
(Green circle)	11	Pistacia chinensis	Chinese Pistache	36" + 48" box		Low
SHRUBS						
(Green circle)	15	Chondropetalum 'El Campo'	El Campo Cape Rush	5 gal + 15 gal		Low
(Green circle)	70	Iris 'Nada'	Butterfly Iris	1 gal + 5 gal		Low
(Green circle)	10	Rhamnus 'Eve Case'	Coffeeberry	5 + 15 gal		Low
(Green circle)	154	Rhaphiolepis umbellata 'Minor'	Dwarf Noddy Hawthorn	5 gal + 15 gal	36" OC	Low
(Green circle)	96	Woodwardia fimbriata	Giant Chain Fern	5 gal + 15 gal		Moderate
GROUNDCOVERS						
(Green square)	3,365 SF	Arcostaphylos 'Emerald Carpet' Fragaria chiloensis Geranium 'Bill Walls'	Carpet Manzanita Fragaria chilensis Geranium 'Bill Walls'	1 gal + 5 gal	24" OC	Moderate
(Green square)	75 SF	Cotyledon orbicular Asplenium carolinense Aloe rockappie		1 gal + 5 gal		Low

HARDSCAPE PERMEABILITY LEGEND



FUEL MANAGEMENT NOTES:
Per Woodside Fire Protection District Fire Code, a defensible space shall be established within 100 feet of all structures and 50 feet of the property line, whichever is larger. Within the defensible space, limbs lower than six feet shall be removed. Owner/occupant shall be responsible for removing (prior to July 1 of every year) a minimum of 50 feet from the perimeter of the property line and 100 feet from any neighboring structure, hazardous vegetation, specifically flammable fuels consisting of dead weeds, dry annual grasses, dead vegetative material, trees and litter that is capable of being easily ignited and which could endanger property as determined by the Fire Marshal.

SOIL PREPARATION NOTE:
Contractor shall follow all recommendations of the lab results for soil preparation.

WELD STATEMENT OF COMPLIANCE:
I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.
signature: _____ date: 10.20.20

ARBOR MULCH APPLICATION NOTE:
A minimum three (3") layer of arbor mulch shall be applied on all exposed soil surfaces of planting areas.

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Previous Issues

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Planting Plan

Scale: 1" = 16'
Drawn by: NT



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Issue set: Planning Submittal

Issue date: September 15, 2021

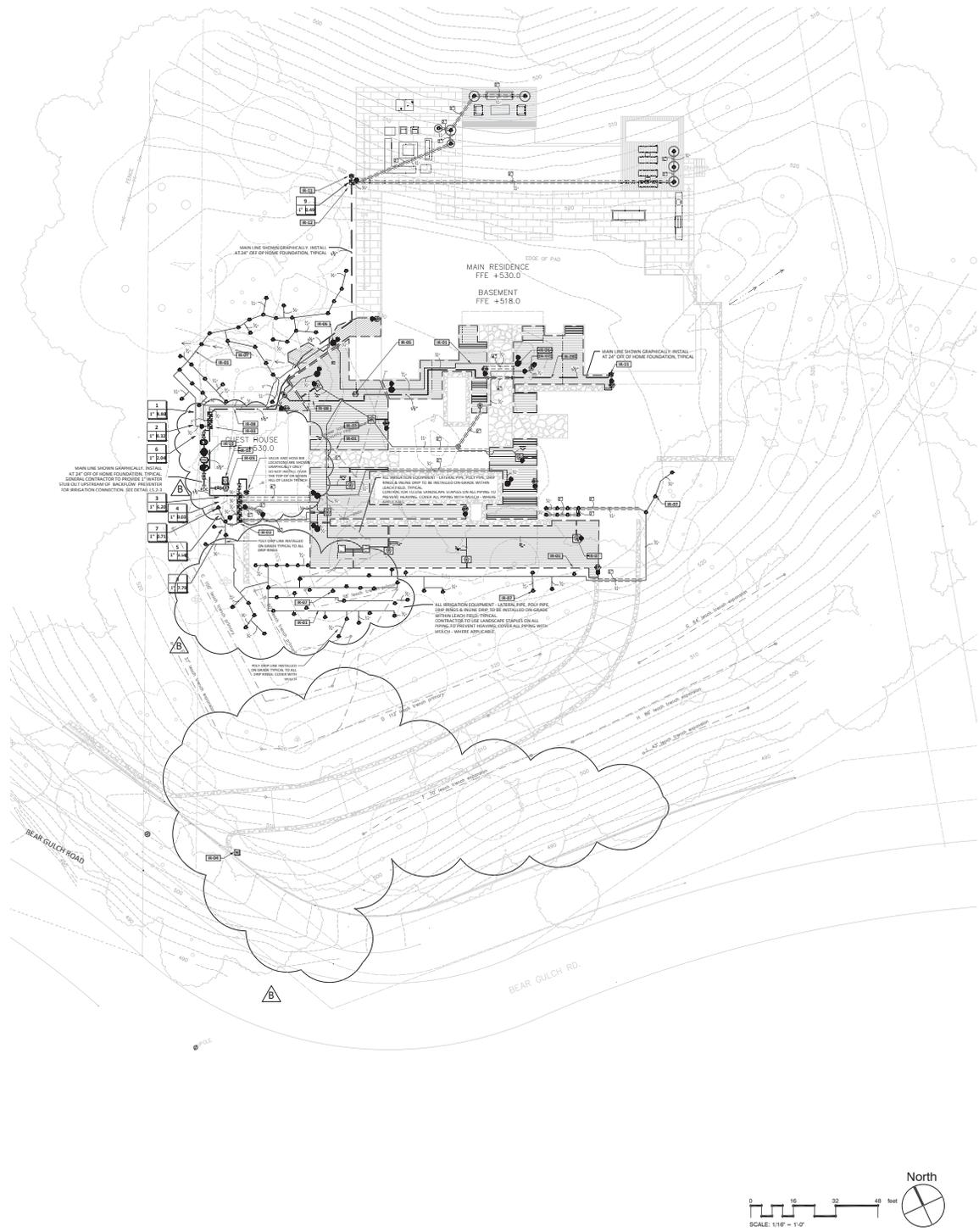
Revisions:

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

Overall Irrigation Plan

Scale: 1/16" = 1'-0"
Drawn by: 4BInc.

L4.0



IRRIGATION NOTES:
POINT OF CONNECTION (P.O.C.)
1. CONNECT IRRIGATION MAINLINE TO MAIN WATER SUPPLY (SEE CIVIL OR ARCHITECTURAL DRAWINGS FOR LOCATION). LANDSCAPE CONTRACTOR TO VERIFY LOCATION, SIZE, FLOW AND PRESSURES AVAILABLE AND TO NOTIFY LANDSCAPE ARCHITECT OF ANY NECESSARY CHANGES NEEDED TO BE MADE SO THAT THE IRRIGATION SYSTEM PERFORMS TO AN IRRIGATION EFFICIENCY OF A MINIMUM OF 81 PERCENT.
2. SYSTEM MAXIMUM OPERATING PRESSURES: 80 PSI (AT P.O.C.) INSTALL PRESSURE REDUCER IF PRESSURES EXCEED EQUIPMENT MANUFACTURERS SUGGESTED MAXIMUM OPERATING PRESSURES.
3. SYSTEM MINIMUM OPERATING PRESSURES: 70 PSI (AT P.O.C.)

IRRIGATING AROUND EXISTING TREES:
ANY IRRIGATION (MAINLINE OR LATERALS) WITH IN DRIP LINES OF EXISTING TREES SHALL BE FIELD APPROVED BY CONSULTING ARBORIST AND OR LANDSCAPE ARCHITECT PRIOR TO ANY TRENCING WORK COMMENCEMENT. HAND TRENCH AND OR FOLLOW ALL ARBORIST/LANDSCAPE ARCHITECTS RECOMMENDATIONS.
DO NOT STACK OR STORE ANY MATERIALS, EQUIPMENT OR MACHINERY UNDER DRIP LINE OF EXISTING TREES.

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

MWELO NOTES:
CERTIFICATION OF COMPLETION REQUIREMENTS
UPON COMPLETION OF LANDSCAPE AND IRRIGATION (INSTALLATION THE LANDSCAPE CONTRACTOR SHALL SUBMIT THE FOLLOWING AS REQUIRED BY CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. (MWELO)
1. PROJECT INFORMATION SHEET.
2. CERTIFICATION FROM LANDSCAPE ARCHITECT FOR INSTALLATION ACCORDING TO THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE.
3. SOIL MANAGEMENT REPORT AND RECEIPTS FOR SOIL IMPROVEMENT PRODUCTS.
4. LANDSCAPE MAINTENANCE MANAGEMENT REPORT.
5. IRRIGATION MAINTENANCE MANAGEMENT REPORT.
6. IRRIGATION SCHEDULE FOR NEW AND ESTABLISHED PLANT MATERIALS.
7. IRRIGATION AUDIT REPORT INDICATING SITE IRRIGATION EFFICIENCY.
8. IRRIGATION DISTRIBUTION UNIFORMITY. ALL INSTALLED EQUIPMENT COMPLES WITH APPROVED MWELO GUIDELINES.
9. CERTIFICATE OF COMPLETION (COC) FORM.
CONTACT LOCAL ENFORCING AGENCY FOR APPROVED SUBMITTAL FORMS AND PROCEDURES.

MWELO GENERAL NOTES:
1. A CERTIFICATE OF COMPLETION SHALL BE COMPLETED BY EITHER THE OWNER, THE DESIGNER OF THE LANDSCAPE PLAN OR BY THE LICENSED INSTALLING CONTRACTOR.
2. AN AS-BUILT DIAGRAM OF THE INSTALLED IRRIGATION SHOWING NUMBERED ZONES, VALVE LOCATION, MAINLINE LOCATION, IRRIGATION CONTROLLER AND P.O.C. LOCATION SHALL BE KEPT WITH THE CONTROLLER FOR SOIL MANAGEMENT PURPOSES.
3. CHECK VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW HEAD DRAINAGE COULD OCCUR.
4. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER ORTHAM PRESSURE OF THE SPECIFIED IRRIGATION DEVICE PRESSURE EXCEEDS THE OPERATING RECOMMENDATIONS.
5. NO OVERHEAD IRRIGATION IS PERMITTED IN LANDSCAPE AREAS THAT ARE LESS THAN 18" WIDE. DRIP OR LOW FLOW BIBBLER IRRIGATION MUST BE USED AS AN ALTERNATE.
6. INSTALLING CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND PROGRAMMING ALL SELF-ADJUSTING WETTERPROOF, MOISTURE SENSING BASED CONTROLLERS. MAIN ZONES ARE TO BE INSTALLED WITH ANY CONTROLLER IN ONE OR OPPOSITE MAIN ZONES TO BE USED.
7. ALL SPECIFIED FLOW SENSORS AND MASTER VALVES MUST BE INSTALLED AND PROGRAMMED AS PER MANUFACTURERS REQUIREMENTS.
8. AN IRRIGATION AUDIT AND COMMISSIONING IS REQUIRED ON ALL PRODUCTS CONTACT 4BINC 2024-176 TO HAVE THIRD PARTY APPOINTMENT SET UP.
9. THESE PLANS HAVE BEEN PREPARED BY A CERTIFIED PROFESSIONAL AND ARE MEANT AS A GUIDE ONLY. TRENCHING AND VALVE PLACEMENTS ARE DIAGNOSTIC ONLY. ALL TRENCHING UNDER HANDSCAPES MUST BE SLEEVED WITH SPECIFIED SLEEVING MATERIALS.
10. PROTECT ALL EXISTING TREES DURING IRRIGATION TRENCHING AND PIPE INSTALLATION. CONSULT WITH LANDSCAPE ARCHITECT BEFORE CUTTING ANY ROOTS.
11. NOTE TO CONTRACTOR: ALL IRRIGATION ZONES HAVE BEEN LAYED OUT AND APPROVED BY THE CITY OFFICER BASED ON PLANT WATER USE. SHOULD THE INSTALLING CONTRACTOR CHANGE OR MODIFY THE APPROVED IRRIGATION LAYOUT IN ANYWAY WITHOUT PRIOR AUTHORIZATION THE CONTRACTOR WILL ASSUME ALL LIABILITY AND COST OF ALL CHANGES TO THE IRRIGATION SYSTEMS AND ADDITIONAL WATER USAGE OVER AND ABOVE FOR THE LIFE OF THE IRRIGATION SYSTEMS AND ALL COSTS THAT ARE ASSOCIATED WITH OVER WATER USAGE.

REFERENCE NOTES SCHEDULE

SYMBOL	IRRIIGATION DESCRIPTION
[R-01]	LATERAL LINES- ALL LATERALS ARE SIZED 3/4" UNLESS OTHERWISE NOTED.
[R-02]	CONTROLLER LOCATION- CONTRACTOR TO CONFIRM LOCATION WITH OWNER OR GENERAL CONTRACTOR. INSTALL ON EXTERIOR WALL FOR FULL MAINTENANCE ACCESS.
[R-03]	SCHEMATIC VALVE BOX LOCATION- INSTALL ALL VALVE BOXES IN PLANTER AREAS AND SET BACK 2 FEET FROM ANY PATHS, ROADS OR OTHER HARDSCAPE AREAS.
[R-04]	POINT OF CONNECTION- CONTRACTOR TO CONFIRM POC LOCATION, STATIC PRESSURE AND FLOWS THAT ARE AVAILABLE. IF LOCATION IS DIFFERENT INDICATE ON AS-BUILT PLANS. IF METER SIZE IS DIFFERENT OR STATIC PRESSURE AVAILABLE IS UNDER 70 PSI NOTIFY LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH IRRIGATION INSTALLATION.
[R-05]	WEATHER BASED SENSOR LOCATION- INSTALL WEATHER SENSOR ON THE FASCIA OF THE BUILDING WITH NO OVERHANG OBSTRUCTIONS.
[R-06]	INLINE DRIP SUPPLY AND EXHAUST HEADERS- CONTRACTOR MUST INSTALL PVC SUPPLY AND EXHAUST HEADERS ON ALL DRIP SYSTEMS PER DETAILS ON THE IRRIGATION DETAIL SHEETS. ALL SUBSURFACE DRIP MUST TERMINATE IN A PVC EXHAUST HEADER. PLANS ONLY SHOW SUPPLY TAP-IN LOCATION.
[R-07]	TREE & SHRUB DRIP RINGS- FOR PROPOSED TREES & SHRUBS
[R-08]	MAIN LINE- INSTALL MAIN LINE IN PLANTER AREAS WITHIN THE SITES PROPERTY BOUNDARIES AND SET BACK 2 FEET FROM ANY PATHS, ROADS OR OTHER HARDSCAPE AREAS. THE PROPOSED MAIN LINE LOCATION(S) IS DIAGRAMMATIC.
[R-09]	MAIN LINE AIR/VACUUM RELIEF VALVE- NETAFIRM 68AR11 150 /1" COMBINATION AIR/VENT. MALE PIPE THREAD. CONTINUOUS-ACTING, MAXIMUM OPERATING PRESSURE 150 PSI. PERFORMS BOTH FUNCTIONS AS AN AIR/VACUUM RELIEF VALVE AND AUTOMATIC AIR RELEASE VENT.
[R-10]	FLOW SENSOR & MASTER VALVE- INSTALLING CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND PROGRAMMING FLOW SENSOR AND MASTER VALVE AT THE IRRIGATION CONTROLLER. CONTACT MANUFACTURER FOR ASSISTANCE WITH SET UP.
[R-11]	HOSE BIB- INSTALL IN VALVE BOX BELOW GRADE
[R-12]	VALVE FOR POTTERY- GENERAL CONTRACTOR TO COORDINATE WITH POTTERY. IF THE USE OF AUTOMATIC IRRIGATION IS WANTED FOR ALL POTTERY. IF HAND-WATERING IS THE OPTION THEN VOID VALVE #9.

*I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the irrigation design plan.
DATE: 09/15/2021
BY: Andrew Gold





Jian Residence

1060 Bear Gulch Rd.
Woodside, CA, 94062

APN: 072-240-230

Issue set: Planning Submittal
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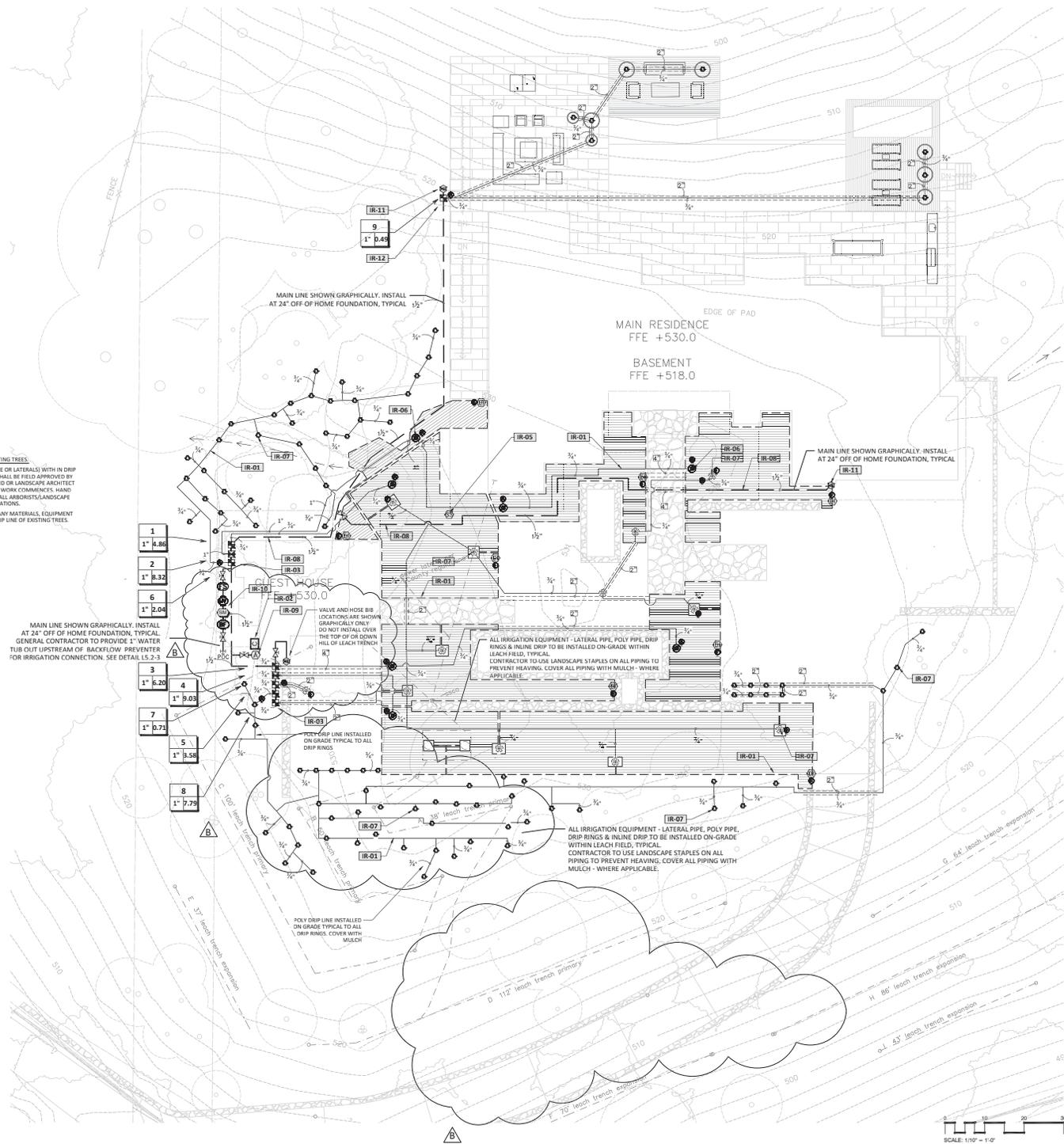
Revisions:

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

Irrigation Plan

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

L4.1

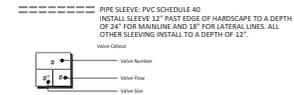


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	TORO DZV 1 LF LOW FLOW DRIP CONTROL VALVE KIT WITH 1" BALL VALVE, 1" IRRITROL 700 ULTRALOW INLINE VALVE, TORO F FILTER, AND LOW FLOW PRESSURE REGULATOR AND FITTINGS. 0.25GPM-8GPM.
	PIPE TRANSITION POINT PVC-POE PIPE TRANSITION POINT.
	TORO T-FCM-H 8PT FLUSH VALVE FLUSH VALVE, PLUMBED TO FLUSH MANFOLD AT LOW POINT. INSTALL IN 6" VALVE BOX WITH LOCKING LID.
	TORO T-10-500-34 1/2" AIR VENT. MUST AIR RELEASE AND VACUUM RELIEF VALVE
	RAIN BIRD OPENING DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6" FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 18" OF 1/4" DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED. INSTALL MINIMUM TWO PER DRIP ZONE, PLACE NEXT TO FLUSH VALVE.
	SHRUB DRIP RING 0.53 GPM SHRUB DRIP RING TORO RGR-212 / 0.53 GPM
	TREE DRIP RING 1.0 GPM TREE DRIP RING TORO RGR-212 / 1.0 GPM. INSTALL PER DETAIL. 3 RINGS + 42.5 GPM, 4 RINGS + 60.5 GPM. INSTALL 12" ROOTWELL 3/8" EVENLY AROUND THE ROOT BALL OF EVERY PROPOSED TREE
	AREA TO RECEIVE DRIPLINE TORO RGR-218 SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH ROOTGUARD TECHNOLOGY. 0.53 GPM EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	BUCKNER-SUPERIOR HB1F 3/4" X 1/2" FEMALE NPT RED BRASS HOSE BIBB. INSTALL BELOW GRADE WITHIN A 1416 VALVE BOX, TYPICAL.
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"
	BUCKNER-SUPERIOR 1300 1-1/2" NORMALLY OPERATES MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FRATING, WHEN ENCLOSED RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1-1/2", 2", 2-1/2" AND 3".
	NETAIRM 65ARB1 150 1" COMBINATION AIR VENT. MALE PIPE THREAD. CONTINUOUS ACTING, MAXIMUM OPERATING PRESSURE 150 PSI. PERFORMS BOTH FUNCTIONS AS AN AIR/VACUUM RELIEF VENT AND AUTOMATIC AIR RELEASE VENT. SEE REF NOTE IR-09

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	FERCO R25VA 1" REDUCED PRESSURE BACKFLOW PREVENTER
	HUNTER AZC-1800-55 18-STATION CONTROLLER WITH ONE (1) AZM-600 MODULE IN AN OUTDOOR STAINLESS STEEL WALL MOUNT ENCLOSURE.
	HUNTER WIS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER POC, PRO-C, AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.
	CREATIVE SENSOR TECHNOLOGY F50-T10-001 1" (25MM) PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE WITH IRRIGATION CONTROLLERS. FLOW RANGE: .86-52 GPM.
	3/4" SUB WATER METER RAMBRO MODEL #FM075S OR EQUAL - 3.2 PSI LOSS AT 10 GPM
	WATER METER 1"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 INSTALL ALL LATERAL LINES TO A DEPTH OF 12" BELOW FINISH GRADE, BACKFILL WITH CLEAN FILL, NO ROCKS OVER 1/2" IN SIZE.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 INSTALL ALL MAINLINE TO A DEPTH OF 18" UNLESS OTHERWISE NOTED. BACKFILL WITH CLEAN FILL, NO ROCKS OVER 1/2" IN SIZE. NOTE ALL MAINLINE LOCATION ON AS-BUILT PLANS.
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL SLEEVES 2" PAST EDGE OF Hardscape TO A DEPTH OF 34" FOR MAINLINE AND 18" FOR LATERAL LINES. ALL OTHER SLEEVING INSTALL TO A DEPTH OF 12".



CRITICAL ANALYSIS

Generated:	2020-09-15 11:06
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	37.50 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	70.00 psi
Elevation Change:	0.00 ft
Service Line Size:	1"
Length of Service Line:	20.00 ft
Pressure Available:	70.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	9.93 gpm
Flow Available at POC:	37.50 gpm
Residual Flow Available:	28.47 gpm
Critical Station:	8
Design Pressure:	30.00 psi
Friction Loss:	1.67 psi
Fittings Loss:	0.17 psi
Elevation Loss:	11.26 psi
Loss through Valve:	3.00 psi
Pressure Req. at Critical Station:	46.23 psi
Loss for Fittings:	0.03 psi
Loss for Main Line:	0.34 psi
Loss for POC to Valve Elevation:	11.26 psi
Loss for Water Meter:	0.48 psi
Loss for Master Valve:	0.45 psi
Critical Station Pressure at POC:	69.60 psi
Pressure Available:	70.00 psi
Residual Pressure Available:	0.40 psi

REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION
IR-01	LATERAL LINES- ALL LATERALS ARE SIZED 3/4" UNLESS OTHERWISE NOTED.
IR-02	CONTROLLER LOCATION- CONTRACTOR TO CONFIRM LOCATION WITH OWNER OR GENERAL CONTRACTOR. INSTALL ON EXTERIOR WALL FOR FULL MAINTENANCE ACCESS.
IR-03	SCHEMATIC VALVE BOX LOCATION- INSTALL ALL VALVE BOXES IN PLANTER AREAS AND SET BACK 2 FEET FROM ANY PATHS, ROADS OR OTHER HARDSCAPE AREAS.
IR-04	POINT OF CONNECTION- CONTRACTOR TO CONFIRM POC LOCATION, STATIC PRESSURE AND FLOWS THAT ARE AVAILABLE. IF LOCATION IS DIFFERENT INDICATE ON AS-BUILT PLANS. IF METER SIZE IS DIFFERENT OR STATIC PRESSURE AVAILABLE IS UNDER 20 PSI NOTIFY LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH IRRIGATION INSTALLATION.
IR-05	WEATHER BASED SENSOR LOCATION- INSTALL WEATHER SENSOR ON THE FASCIA OF THE BUILDING WITH NO OVERHANG OBSTRUCTIONS.
IR-06	INLINE DRIP SUPPLY AND EXHAUST HEADERS- CONTRACTOR MUST INSTALL PVC SUPPLY AND EXHAUST HEADERS ON ALL DRIP SYSTEMS PER DETAILS ON THE IRRIGATION DETAIL SHEETS. ALL SUBSURFACE DRIP MUST TERMINATE IN A PVC EXHAUST HEADER. PLANS ONLY SHOW SUPPLY TAP-IN LOCATION.
IR-07	TREE & SHRUB DRIP RINGS- FOR PROPOSED TREES & SHRUBS
IR-08	MAIN LINE- INSTALL MAIN LINE IN PLANTER AREAS WITHIN THE SITES PROPERTY BOUNDARIES AND SET BACK 2 FEET FROM ANY PATHS, ROADS OR OTHER HARDSCAPE AREAS. THE PROPOSED MAIN LINE LOCATION(S) IS DIAGRAMMATIC.
IR-09	MAIN LINE AIR/VACUUM RELIEF VALVE- NETAIRM 65ARB1-150 / 1" COMBINATION AIR VENT. MALE PIPE THREAD. CONTINUOUS ACTING, MAXIMUM OPERATING PRESSURE 150 PSI. PERFORMS BOTH FUNCTIONS AS AN AIR/VACUUM RELIEF VENT AND AUTOMATIC AIR RELEASE VENT.
IR-10	FLOW SENSOR & MASTER VALVE- INSTALLING CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND PROGRAMMING FLOW SENSOR AND MASTER VALVE AT THE IRRIGATION CONTROLLER. CONTACT MANUFACTURER FOR ASSISTANCE WITH SET UP.
IR-11	HOSE BIB - INSTALL IN VALVE BOX BELOW GRADE
IR-12	VALVE FOR POTTERY- GENERAL CONTRACTOR TO COORDINATE WITH OWNER IF THE USE OF AUTOMATIC IRRIGATION IS WANTED FOR ALL POTTERY. IF HAND WATERING IS THE OPTION THEN VOID VALVE #9.



Jian Residence

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Revisions:

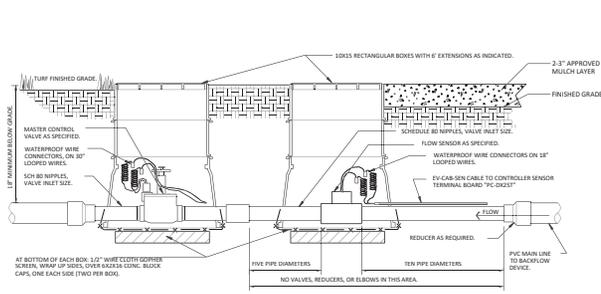
REV.	DESCRIPTION	DATE
A	Plan Check Comments	9/15/20

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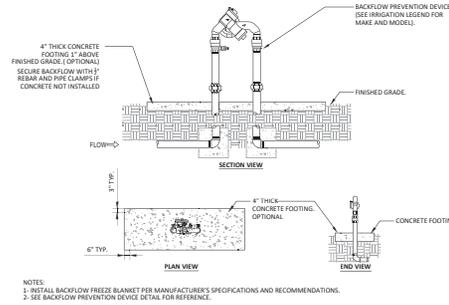
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Drawn by: 4BInc.

L4.2



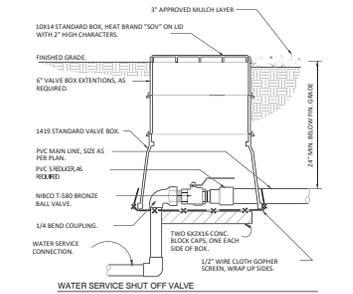


3 MASTER VALVE/FLOW SENSOR ASSEMBLY
NTS



NOTES:
1. INSTALL BACKFLOW FREEZE BLANKET PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.

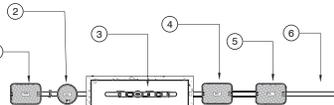
2 BACKFLOW FEBCO 825YA PREVENTER
NTS



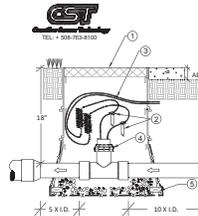
1 WATER SERVICE CONNECTION
NTS

- LEGEND
- 1 WATER METER, REFER TO CHAL AND/OR IRRIGATION PLANS FOR SIZE & LOCATION
 - 2 GATE VALVE
 - 3 BACKFLOW PREVENTER
 - 4 MASTER VALVE
 - 5 FLOW SENSOR
 - 6 MAIN LINE TO IRRIGATION VALVES

NOTE: REFER TO IRRIGATION LAYOUT AND EQUIPMENT SCHEDULE FOR ALL EQUIPMENT LOCATION, TYPE AND SIZES.



6 POC & IRRIGATION EQUIPMENT LAYOUT
NTS - NO FI

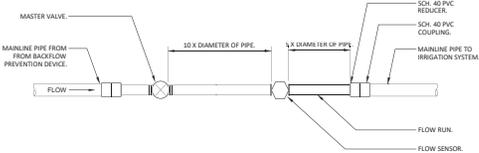


- 1 10" VALVE BOX TO PROVIDE ACCESS. SET TOP 2.3" ABOVE FINISH GRADE TO ACCOMMODATE MULCH LAYER.
- 2 WATERPROOF WIRE SPLICE, 3M DBYR OR EQUIVALENT.
- 3 DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER.
- 4 FLOW SENSOR - CREATIVE SENSOR TECHNOLOGY SERIES FS-10X SIZE FLOW SENSOR FOR GPM REQUIREMENTS OF SYSTEM. SEE MATERIAL LEGEND FOR SIZE SPECIFIC.
- 5 4 TOTAL HOUSE BRICKS FOR SUPPORT

MODEL#	SIZE	ORIGATING RANGE-GPM
FSI-10	1"	0.8 - 50
FSI-10	1.5"	1.8 - 108
FSI-10	2"	2.8 - 170

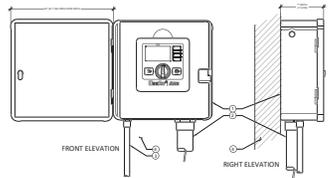
INSTALL TEE ON PIPE WITH AT LEAST 10 PIPE DIAMETERS OF STRAIGHT PIPE UPSTREAM AND 5 PIPE DIAMETERS OF STRAIGHT PIPE DOWNSTREAM OF THE SENSOR.
NOTE: FOR FURTHER INSTALLATION INSTRUCTIONS REVIEW CREATIVE SENSOR TECHNOLOGY INSTALLATION LITERATURE. NAME SURE DIRECTION ARROW POINTS IN DIRECTION OF FLOW.

5 CST TEE PLASTIC TEE MOUNT FLOW SENSOR INSTALLATION
NTS



- NOTES:
- 1. FLOW SENSOR SHALL BE OF MAKE AND MODEL AS RECOMMENDED BY THE CONTROLLER MANUFACTURER.
 - 2. FLOW SENSOR WIRE SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
 - 3. MASTER VALVE SHALL BE DIRECT BURIAL 1/4 AWG WIRE (OR LARGER), COLOR: BLACK.
 - 4. ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES.
 - 5. SEE MASTER VALVE DETAIL AND FLOW SENSOR DETAIL FOR FURTHER INFORMATION.
 - 6. FLOW RUN PIPE SHALL BE REDUCED DOWN ONE (1) PIPE SIZE AS INDICATED.

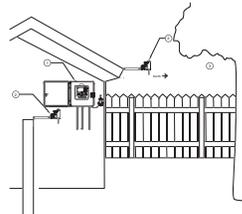
4 MASTER VALVE AND FLOW SENSOR LAYOUT
DO NOT SCALE



- LEGEND
- 1 HUNTER ACC2 CONTROLLER (DO NOT SCALE)
 - 2 HUNTER ACC2 CONTROLLER (DO NOT SCALE)
 - 3 HUNTER ACC2 CONTROLLER (DO NOT SCALE)
 - 4 HUNTER ACC2 CONTROLLER (DO NOT SCALE)
 - 5 HUNTER ACC2 CONTROLLER (DO NOT SCALE)

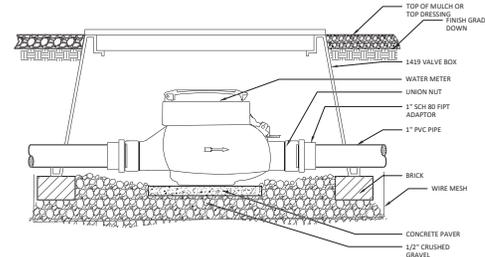
NOTE: SOLAR SYNC CONTROLLER (DO NOT SCALE) IS AN OPTION. CONTROLLER WIRE BE HIDDEN UNDER OR CONCEALED TO THE VALVE.

8 HUNTER ACC2 CONTROLLER WITH SOLAR SYNC
NTS



- LEGEND
- 1 HUNTER ACC2 CONTROLLER
 - 2 HUNTER ACC2 CONTROLLER (DO NOT SCALE)
 - 3 HUNTER ACC2 CONTROLLER (DO NOT SCALE)
 - 4 HUNTER ACC2 CONTROLLER (DO NOT SCALE)
 - 5 HUNTER ACC2 CONTROLLER (DO NOT SCALE)

NOTE: SOLAR SYNC CONTROLLER (DO NOT SCALE) IS AN OPTION. CONTROLLER WIRE BE HIDDEN UNDER OR CONCEALED TO THE VALVE.



7 LANDSCAPE WATER METER
1" = 1"



Jian Residence

1060 Bear Gulch Rd.
Woodside, CA, 94062

APN: 072-240-230

Issue set: Planning Submittal

Issue date: September 15, 2020

Revisions:

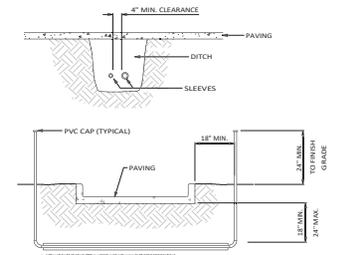
REV.	DESCRIPTION	DATE
A	Plan Check Comments	9/15/20

Irrigation Details

Scale: NTS
Drawn by: 4Binc.

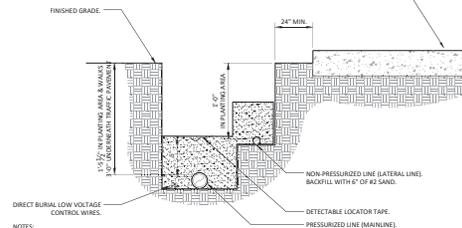
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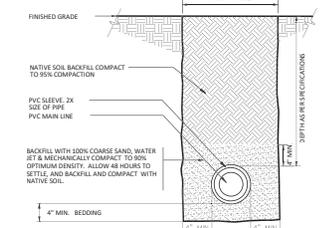
1. SLEEVES TO BE INSTALLED IN 1\"/>
- 2. 3\"/>
- 3. ALL SLEEVES TO BE 1\"/>
- 4. ALL SLEEVES TO BE 1\"/>
- 5. SLEEVES TO BE 1\"/>
- 6. SLEEVES TO BE 1\"/>

3 SLEEVING DETAIL
NTS AB-IR-MAI-328405-06

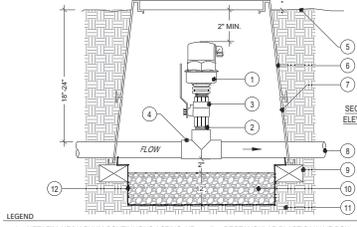


- NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
 2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
 3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
 4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

2 IRRIGATION TRENCHING
NTS AB-IR-MAI-08

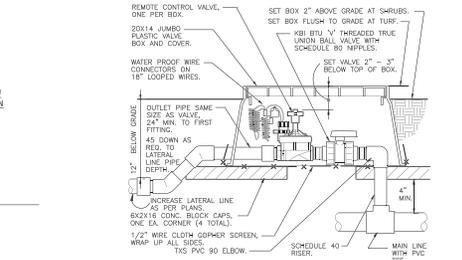


1 MAINLINE & SLEEVING
1 1/2" x 1'-0"
AB-IR-MAI-07

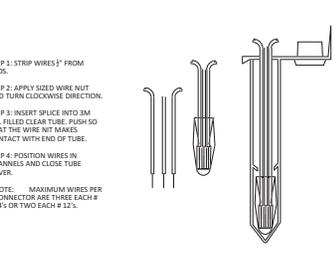


- LEGEND:
1. NETAFIM AIR/VACUUM CONTINUOUS ACTING AIR VENT
 2. SCH 80 PVC NIPPLE LENGTH AS NEEDED
 3. BRASS BALL VALVE
 4. SCH 80 PVC MAINLINE TEE WITH SX6XT
 5. FINISH GRADE
 6. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID. HEAT BRAND "ARY" ON LID IN 2" HIGH BLOCK LETTERS
 7. RECTANGULAR PLASTIC VALVE BOX EXTENSIONS
 8. MAINLINE
 9. COMMON BRICK SUPPORTS (4 REQUIRED)
 10. FILL BASE OF BOX WITH 1/2" GRAVEL
 11. COMPACTED NATIVE SOIL
 12. FILTER FABRIC - COVER ALL BOX HOLES

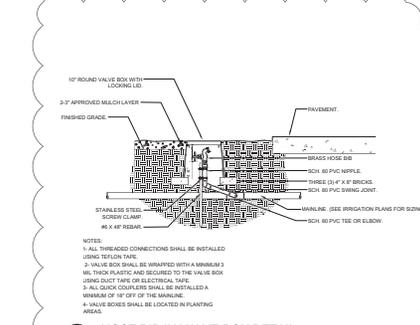
6 1\"/>



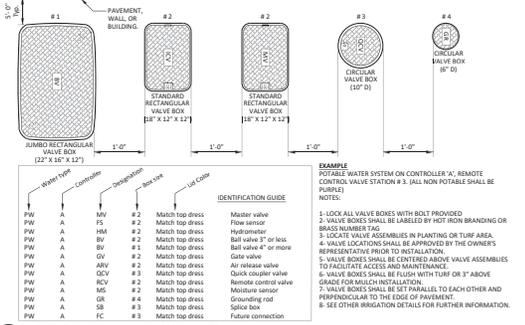
5 RCV WITH UNION S.O.V.
1 1/2" x 1'-0"



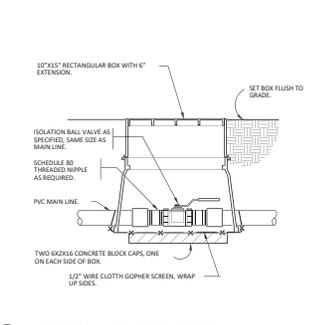
4 3M-DBYR WIRE SPLICES
NTS AB-IR-VAL-16



9 HOSE BIB IN VALVE BOX DETAIL
NTS



8 RESIDENTIAL VALVE BOX LAYOUT
DO NOT SCALE AB-IR-VAL-VALV-10



7 BRASS BALL ISOLATION VALVE
NTS AB-IR-VAL-VALV-07



Jian Residence

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APN: 072-240-230

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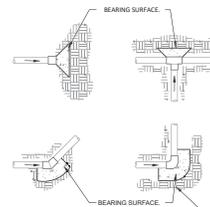
REV.	DESCRIPTION	DATE
A	Plan Check Comments	9/15/20

Irrigation Details

Scale: NTS
Drawn by: 4Binc.

L4.4

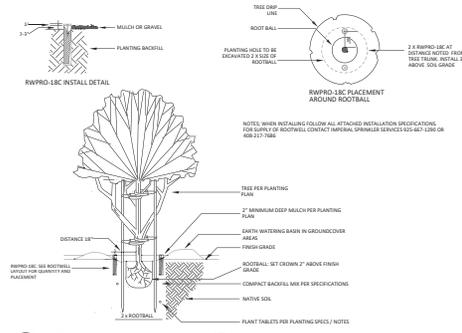




MINIMUM BEARING SURFACE AREA			
PIPE SIZE	TEE AND PLUG	90° BEND	45° BEND
1-1/2"	0.45 FEET ²	0.63 FEET ²	0.34 FEET ²
2"	0.69 FEET ²	0.97 FEET ²	0.53 FEET ²
3-1/2"	1.0 FEET ²	1.41 FEET ²	0.77 FEET ²
3"	1.48 FEET ²	2.10 FEET ²	1.14 FEET ²
4"	2.43 FEET ²	3.45 FEET ²	1.87 FEET ²
6"	5.25 FEET ²	7.41 FEET ²	4.02 FEET ²
8"	9.09 FEET ²	12.83 FEET ²	6.94 FEET ²
10"	14.93 FEET ²	21.07 FEET ²	11.44 FEET ²

- NOTES:
1. SIZE THRUST BLOCKS SHALL BE SPECIFIED AS SHOWN IN THE TABLE ABOVE.
 2. CONTROL WIRES SHALL NOT BE ENCASED IN CONCRETE.
 3. ALL FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TO PREVENT CONCRETE FROM ADHERING TO PIPE, FITTINGS OR BOLTS.
 4. JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS.
 5. THRUST BLOCKS SHALL BE A MINIMUM OF 6" THICK.
 6. ONE 80 LBS. SACK OF CONCRETE SHALL COVER 6 FT.²

2 THRUST BLOCK (2)
NTS



1 ROOTWELL PLACEMENT - 15 GALLON TREE
NTS



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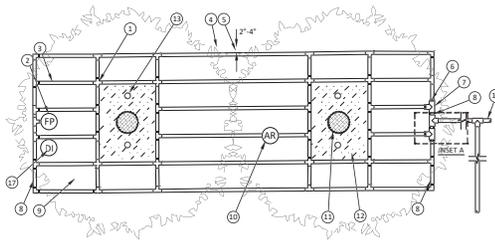
REV.	DESCRIPTION	DATE
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Irrigation Details

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L4.5

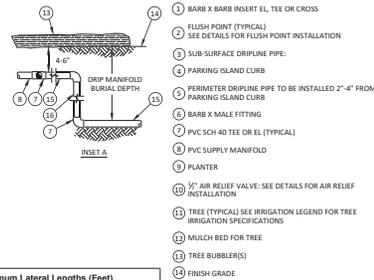




- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SHOULD BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
 - INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP ZONE.
 - WHEN USING 1/2" AIR RELIEF FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

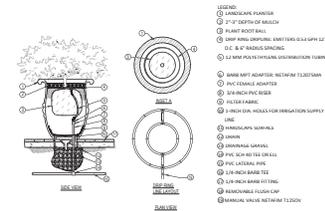
Inlet Pressure psi	12" Spacing			18" Spacing			24" Spacing		
	Nominal Flow (gph)	0.6	0.9	Nominal Flow (gph)	0.6	0.9	Nominal Flow (gph)	0.6	0.9
15	273	155	314	250	424	322			
20	318	169	363	294	508	368			
30	392	220	471	350	666	414			
40	395	255	465	402	652	474			
50	417	285	528	420	720	488			
60	460	290	596	455	780	514			

2 DRIP LINE LAYOUT AROUND TREE
NTS 1"=1'-0"



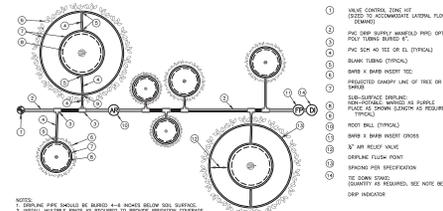
- BARB X BARB INSERT EL. TEE OR CROSS
- FLUSH POINT (TYPICAL) SEE DETAILS FOR FLUSH POINT INSTALLATION
- SUB-SURFACE DRIPLINE PIPE
- PARKING ISLAND CURB
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PARKING ISLAND CURB
- BARB X MALE FITTING
- PVC SCH 40 TEE OR EL (TYPICAL)
- PVC SUPPLY MANIFOLD
- PLANTER
- 3/4" AIR RELIEF VALVE: SEE DETAILS FOR AIR RELIEF INSTALLATION
- TREE (TYPICAL) SEE IRRIGATION LEGEND FOR TREE IRRIGATION SPECIFICATIONS
- MULCH BED FOR TREE
- TREE BUBBLERS
- FINISH GRADE
- PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZES TO MEET LATERAL FLOW DEMAND)
- PVC RISER PIPE
- DRIP INDICATOR

1 POT WITH DRIP RING
NTS



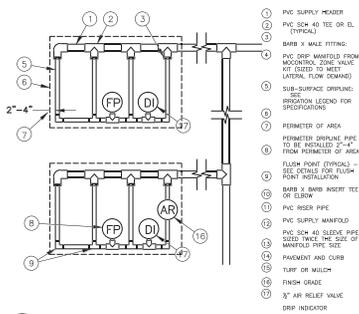
- LEGEND:
- LANDSCAPE PAVER
 - POT
 - 3/4" AIR RELIEF VALVE
 - DRIP MANIFOLD
 - BARB X MALE FITTING
 - PVC RISER PIPE
 - 3/4" AIR RELIEF VALVE
 - TREE
 - MULCH BED FOR TREE
 - TREE BUBBLERS
 - FINISH GRADE
 - PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZES TO MEET LATERAL FLOW DEMAND)
 - PVC RISER PIPE
 - DRIP INDICATOR

1 POT WITH DRIP RING
NTS

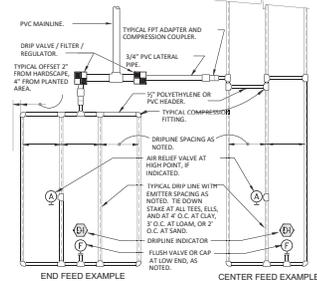


- NOTES:
- DO NOT USE PVC DOWNS IF BARBED 4-8 INCHES ABOVE GROUND SURFACE.
 - INSTALL VALVE KIT AS REQUIRED BY LOCAL IRRIGATION CODES.
 - DO NOT EXCEED 100 PSI DESIGN PRESSURE.
 - DO NOT EXCEED 100 PSI DESIGN PRESSURE.

3 SPARSE PLANTING DRIP RINGS
NTS



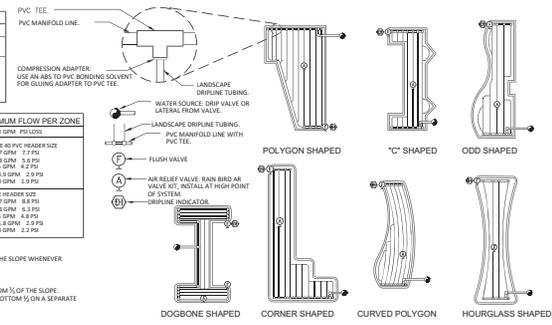
5 DRIP HEADER DETAIL
NTS AB-R-DRI-DRIP-15



4 TYPICAL DRIPLINE REQUIREMENTS
NTS

MAXIMUM LATERAL LENGTH (FEET)			GRID PRECIPITATION RATES (IN/HR)		MAXIMUM FLOW PER ZONE	
EMITTER FLOW RATE (GPH)	12" SPACING	18" SPACING	LATERAL	EMITTER FLOW RATE	MAX GPM	PSI LOSS
25	125	175	12	0.2	1.0	1.0
30	125	175	12	0.3	1.0	1.0
35	125	175	12	0.4	1.0	1.0
40	125	175	12	0.5	1.0	1.0
45	125	175	12	0.6	1.0	1.0
50	125	175	12	0.7	1.0	1.0
55	125	175	12	0.8	1.0	1.0
60	125	175	12	0.9	1.0	1.0
65	125	175	12	1.0	1.0	1.0
70	125	175	12	1.1	1.0	1.0
75	125	175	12	1.2	1.0	1.0
80	125	175	12	1.3	1.0	1.0
85	125	175	12	1.4	1.0	1.0
90	125	175	12	1.5	1.0	1.0
95	125	175	12	1.6	1.0	1.0
100	125	175	12	1.7	1.0	1.0
105	125	175	12	1.8	1.0	1.0
110	125	175	12	1.9	1.0	1.0
115	125	175	12	2.0	1.0	1.0
120	125	175	12	2.1	1.0	1.0
125	125	175	12	2.2	1.0	1.0
130	125	175	12	2.3	1.0	1.0
135	125	175	12	2.4	1.0	1.0
140	125	175	12	2.5	1.0	1.0
145	125	175	12	2.6	1.0	1.0
150	125	175	12	2.7	1.0	1.0
155	125	175	12	2.8	1.0	1.0
160	125	175	12	2.9	1.0	1.0
165	125	175	12	3.0	1.0	1.0
170	125	175	12	3.1	1.0	1.0
175	125	175	12	3.2	1.0	1.0
180	125	175	12	3.3	1.0	1.0
185	125	175	12	3.4	1.0	1.0
190	125	175	12	3.5	1.0	1.0
195	125	175	12	3.6	1.0	1.0
200	125	175	12	3.7	1.0	1.0
205	125	175	12	3.8	1.0	1.0
210	125	175	12	3.9	1.0	1.0
215	125	175	12	4.0	1.0	1.0
220	125	175	12	4.1	1.0	1.0
225	125	175	12	4.2	1.0	1.0
230	125	175	12	4.3	1.0	1.0
235	125	175	12	4.4	1.0	1.0
240	125	175	12	4.5	1.0	1.0
245	125	175	12	4.6	1.0	1.0
250	125	175	12	4.7	1.0	1.0
255	125	175	12	4.8	1.0	1.0
260	125	175	12	4.9	1.0	1.0
265	125	175	12	5.0	1.0	1.0
270	125	175	12	5.1	1.0	1.0
275	125	175	12	5.2	1.0	1.0
280	125	175	12	5.3	1.0	1.0
285	125	175	12	5.4	1.0	1.0
290	125	175	12	5.5	1.0	1.0
295	125	175	12	5.6	1.0	1.0
300	125	175	12	5.7	1.0	1.0
305	125	175	12	5.8	1.0	1.0
310	125	175	12	5.9	1.0	1.0
315	125	175	12	6.0	1.0	1.0
320	125	175	12	6.1	1.0	1.0
325	125	175	12	6.2	1.0	1.0
330	125	175	12	6.3	1.0	1.0
335	125	175	12	6.4	1.0	1.0
340	125	175	12	6.5	1.0	1.0
345	125	175	12	6.6	1.0	1.0
350	125	175	12	6.7	1.0	1.0
355	125	175	12	6.8	1.0	1.0
360	125	175	12	6.9	1.0	1.0
365	125	175	12	7.0	1.0	1.0
370	125	175	12	7.1	1.0	1.0
375	125	175	12	7.2	1.0	1.0
380	125	175	12	7.3	1.0	1.0
385	125	175	12	7.4	1.0	1.0
390	125	175	12	7.5	1.0	1.0
395	125	175	12	7.6	1.0	1.0
400	125	175	12	7.7	1.0	1.0
405	125	175	12	7.8	1.0	1.0
410	125	175	12	7.9	1.0	1.0
415	125	175	12	8.0	1.0	1.0
420	125	175	12	8.1	1.0	1.0
425	125	175	12	8.2	1.0	1.0
430	125	175	12	8.3	1.0	1.0
435	125	175	12	8.4	1.0	1.0
440	125	175	12	8.5	1.0	1.0
445	125	175	12	8.6	1.0	1.0
450	125	175	12	8.7	1.0	1.0
455	125	175	12	8.8	1.0	1.0
460	125	175	12	8.9	1.0	1.0
465	125	175	12	9.0	1.0	1.0
470	125	175	12	9.1	1.0	1.0
475	125	175	12	9.2	1.0	1.0
480	125	175	12	9.3	1.0	1.0
485	125	175	12	9.4	1.0	1.0
490	125	175	12	9.5	1.0	1.0
495	125	175	12	9.6	1.0	1.0
500	125	175	12	9.7	1.0	1.0
505	125	175	12	9.8	1.0	1.0
510	125	175	12	9.9	1.0	1.0
515	125	175	12	10.0	1.0	1.0

- SLOPED CONDITION NOTE:
- DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 - INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 - NORMAL SPACING WITHIN THE TOP 1/3 OF SLOPE.
 - INSTALL DRIPLINE AT 20% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
 - WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.



3 SPARSE PLANTING DRIP RINGS
NTS

AB-R-DRI-DRIP-10

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L4.7



Irrigation/Watering Responsibility

- It is the responsibility of the Maintenance Contractor to operate the irrigation system in an efficient manner and to minimize water waste. It is the Maintenance Contractor's responsibility to adjust the system to apply water in accordance with plant requirements based on weather, soil, and site conditions. The irrigation program shall be scheduled to minimize water waste through runoff, excessive irrigation run times, and utilize CYCLES SCHEDULE scheduling when applicable. It is the responsibility of the Maintenance Contractor to operate the irrigation system based on local municipal guidelines.

Irrigation Activation

- Activate irrigation system in spring (or when weather permits). Charge mainline in February or March to check for leaks and/or malfunctioning valves.
- Turn on backflow preventers, open gate valves and activate booster pumps if installed.
- Set the irrigation controller to RUN MODE and verify that all programs are activated and set up to be run in Self Adjusted mode.
- Site verification and adjustments. This includes turning on each zone, monitoring for leaks or malfunctioning parts, cutting areas away from sprinkler heads and adjusting sprinklers for proper arc and maximum efficiency.
- Verify that drip irrigation is functional and that distribution tubing has not been cut or broken during non operational period.
- Service, clean and adjust and weather sensor system. This is critical for ALL self adjusting controllers.
- If applicable service irrigation booster pump, this need to be completed by the manufacturer's certified technician.

Irrigation Monitoring/Landscape Watering

- Check the ET/Weather Based self adjusting system programming, Flow Sensor and Master Valve operation and programming adjust as required to ensure proper operation.
- ALL Backflow Prevention Devices are to be maintained as per Local city or county codes.
- All turf areas shall be monitored to determine the need for supplemental irrigation. Frequency and duration of each watering will be dependent on local weather conditions. To determine the need for watering, Landscape Maintenance Contractor shall use a soil probe to examine the first 8-12" of the soil profile. If the soil is cool, damp and holds its shape, watering is not necessary. Plant material roots should be encouraged to root as deep as possible, this is accomplished by deep root watering, longer irrigation run times and utilizing CYCLES SCHEDULE method. Frequent shallow irrigation scheduling is ineffective and will only promote shallow rooting and require excessive water waste.

- Groundcover and shrub beds shall be watered using an automatic irrigation system. The entire groundcover/shrub bed shall be soaked to a depth to maximize healthy plant root growth. Irrigation run time to be based on irrigation device precipitation rate (not flow rate) and plant material irrigation demands. (Use WUCOLS-2 reference for plant watering needs). In the event of establishing plants, or compromised soil profile, watering frequencies may be adjusted.
- Establish time settings and intervals of irrigation water application for each valve of all irrigation zones. Make adjustments when necessary to correspond to variable watering requirements. Check for coverage and plugged emitters/nozzle devices. Clean devices and adjust devices while maintaining the system in proper working order.
- ALL automatic controllers will be programmed to apply water during hours as permitted by local town, city or county ordinances.

Irrigation System Repair

- Cleaning and adjusting the sprinklers heads are the Maintenance Contractor's responsibility. Repair and/or replacement of any vandalized or malfunctioning component beyond Maintenance Contractor's control is the responsibility of the Owner/Agent. Any damage caused by Maintenance Contractor will be repaired by Maintenance Contractor at no cost to the Owner/Agent.
- All irrigation repaired or replaced MUST be in accordance with the original irrigation design, local city or county guidelines and must provide the maximum efficiency as possible as an NDI to waste water.
- ALL Drip systems are to be manually flushed a minimum one time per year and filters to be cleaned on a regular basis.
- All damaged and repaired MUST be flushed of all debris. Maintenance Contractor to guarantee full operational and efficient performance of repaired systems.
- Repairs to Backflow Prevention Devices must be conducted by a trained certified backflow technician.
- It is recommended that ALL irrigation maintenance and repair be performed by California Licensed and/or Certified Contractor. Not maintaining irrigation systems in an efficient manner will result in plant and landscape degradation and additional maintenance costs.

Irrigation System Winterization

- Where applicable, shut off and drain irrigation system(s) at the end of the irrigation season. Turn off all main supply valves, open all manual drain valves, and bleed valves on backflow prevention devices. Perform winterization prior to November 1st.
- Flush all drip lines at flush points.
- Remove and clean all filters and replace any damaged filters.
- Check that all weather sensors are functioning and replace batteries as needed.

EMITTER COUNT FOR 1" VALVE					
GPM	GFH	GPM	DEVICES / 1"	FLOW GPM	
0.25	15	0.5	0.01	1700	14.2
0.5	30	1	0.02	850	14.2
1	60	5	0.08	180	15.0
2	120	7	0.12	100	11.7
4	240	10	0.17	90	15.0
6	360	12	0.2	75	15.0
8	480	18	0.3	50	15.0
10	600	24	0.4	37	14.8
30	0.5	30	15.0		
60	1	15	15.0		

Drip Line Spacing

GPM	GFH	SPACING	SQUARE FOOTAGE	FLOW GPM	PRECIP RATE
0.27	0.0005	12x12	100	0.44	0.42
0.27	0.0005	12x18	100	0.29	0.28
0.27	0.0005	12x24	100	0.22	0.21
0.27	0.0005	18x18	100	0.19	0.19
0.27	0.0005	18x24	100	0.13	0.14
0.27	0.0005	24x24	100	0.11	0.1
0.4	0.056	12x12	100	0.65	0.64
0.4	0.056	12x18	100	0.43	0.43
0.4	0.056	12x24	100	0.33	0.32
0.4	0.056	18x18	100	0.29	0.29
0.4	0.056	18x24	100	0.20	0.21
0.4	0.056	24x24	100	0.16	0.16
0.6	0.01	12x12	100	0.99	0.96
0.6	0.01	12x18	100	0.66	0.64
0.6	0.01	12x24	100	0.50	0.48
0.6	0.01	18x18	100	0.44	0.43
0.6	0.01	18x24	100	0.33	0.32
0.6	0.01	24x24	100	0.25	0.24
0.9	0.015	12x12	100	1.48	1.44
0.9	0.015	12x18	100	0.99	0.96
0.9	0.015	12x24	100	0.75	0.72
0.9	0.015	18x18	100	0.66	0.64
0.9	0.015	18x24	100	0.50	0.48
0.9	0.015	24x24	100	0.38	0.36

MUNICIPAL FORMULA

Formula A: 38.25 x Emitter Flow / Emitter Spacing x Row Spacing
Formula B: 231.4 x Emitter Flow / Emitter Spacing x Row Spacing

Drip Precipitation Rates							
GPM	GFH	Wt	Cr	# Devices	WA	Presi Rate	
1	0.017	1	1	1	1	3.1	0.51
2	0.033	1.5	1	1	1	3.1	0.45
5	0.083	3	1	1	1	18.6	0.66
7	0.117	2.5	1	1	1	18.6	0.57
10	0.160	3	1	1	1	28.3	0.57
12	0.2	3.5	1	1	1	38.5	0.50
18	0.3	4	1	1	1	50.2	0.50
24	0.4	4.5	1	1	1	63.6	0.51
30	0.5	5	1	1	1	78.5	0.61
60	1	7	1	1	1	153.9	0.63

WETTED AREA OF SOIL TYPES						
SOIL TYPE	Q (FT)	SOIL TYPE	Q (FT)	LEGEND		
CLAY	0.1	LOAM	0.7	Cr	Soil Coefficient	
CLAY LOAM	0.1	LOAMY SAND	0.4	TW	Total Wetted Area	
COURSE SAND	0.2	SANDY LOAM	0.6	WA		
FINE SAND	0.3	SILT LOAM	0.9			

BASIC INTAKE RATE	
SOIL TYPE	BASIC INFILTRATION RATE
SANDY	less than 1.5"/hr
SANDY LOAM	75 - 1.25"/hr
LOAM	25"/hr
CLAY LOAM	40"/hr
CLAY	20"/hr

TREE RINGS 12" O.C. EMITTER SPACING, MIN 3 RINGS PER TREE						
RADIUS	CIRCUMF	TOTAL LF	FLOW RATE	TOTAL FLOW	PRECIP RATE	TOTAL FLOW/RING COUNT
18"	3.14'x18"	9.42	0.6 GPM	5.64 GPM	0.96"/HR	1 RINGS@ 0.6 GPM = 20 GPM
30"	3.14'x30"	15.7	0.6 GPM	9.42 GPM	0.96"/HR	2 RINGS@ 0.6 GPM = 47 GPM
48"	3.14'x48"	25.12	0.6 GPM	15.07 GPM	0.96"/HR	3 RINGS@ 0.6 GPM = 83 GPM
60"	3.14'x60"	31.4	0.6 GPM	18.84 GPM	0.96"/HR	4 RINGS@ 0.6 GPM = 119 GPM
18"	3.14'x18"	9.42	0.5 GPM	4.71 GPM	1.44"/HR	1 RINGS@ 0.5 GPM = 4.5 GPM
30"	3.14'x30"	15.7	0.5 GPM	7.87 GPM	1.44"/HR	2 RINGS@ 0.5 GPM = 9.5 GPM
48"	3.14'x48"	25.12	0.5 GPM	12.57 GPM	1.44"/HR	3 RINGS@ 0.5 GPM = 15.5 GPM
60"	3.14'x60"	31.4	0.5 GPM	15.71 GPM	1.44"/HR	4 RINGS@ 0.5 GPM = 19.5 GPM

Formula A: 38.25 x GPM / (d) Wetted Area x Q
Formula B: 231.4 x GPM / Wetted Area x Q

IRRIGATION MAINTENANCE

PRECIPITATION RATES & SOIL INTAKE RATES

Job Name: Bear Gulch Road
Date: 09/15/20

California Water Efficient Landscape Worksheet										
Reference Evapotranspiration (E _t)	49.5	Project Type	0	Risk Potential	0.55					
Base Fall (Inches)	Urbane Rain Fall (Inches)	Plant Factor (PF)	ETAF (PF x E _t)	Landscaping Area (S _f)	Area (S _f)	Estimated Total Water Use (E _t WU)	Gallons Per Minute (GPM)	% Landscape Area		
Zoned Regular Landscape Areas										
15 SHRUBS - MED	0.5 Drip	0.81	0.62	965	596	19281	4.86	7.99%		
25 SHRUBS - MED	0.5 Drip	0.81	0.62	1499	870	26993	8.32	14.57%		
35 SHRUBS - MED	0.5 Drip	0.81	0.62	1068	659	20251	6.18	11.06%		
45 SHRUBS - MED	0.5 Drip	0.81	0.62	1764	1089	33418	8.83	16.24%		
55 SHRUBS - LOW	0.5 Drip	0.81	0.62	2350	1469	45099	11.29	20.30%		
65 SHRUBS - LOW	0.5 Drip	0.81	0.62	1425	892	19798	4.94	9.17%		
7 TREES - MED	0.5 Drip	0.81	0.62	50	31	947	0.71	0.52%		
8 TREES - LOW	0.5 Drip	0.81	0.62	550	336	4168	7.79	5.09%		
9 POTTERY	1 Drip	0.81	1.23	90	111	8410	0.69	0.93%		
Totals				9671	4423	135756	46.01	100.00%		
Special Landscape Areas										
WATER FEATURES				1	563	563	12728	5.82%		
POOL				1	1008	1008	30936	10.42%		
				1	0	0	0	0.00%		
				1	0	0	0	0.00%		
Totals				1571	1571	49214	0.99%			
Maximum Allowed Water Allowance: 150000										

ETAF Calculations		ET WU ACRE FEET	
Regular Landscape Areas		ET WU ACRE FEET	0.565958
Total ETAF x Area	4423	ET WU ACRE FEET	0.567954
Total Area	9671	% ET WU OF MAWA	0.99
Average ETAF	0.46	PASS:	YES
All Landscape Areas			
Total ETAF x Area	5994		
Total Area	12240		
Average ETAF	0.49		

MWE CALCULATIONS

ESTABLISHED PLANT IRRIGATION SCHEDULE																				
CLIENT:		Bear Gulch Road		July Eto:		6.50		Site Annual Eto:		49.5										
								Avg Plant Factor Eto:		0.4										
Controller	Hunter AZC	ET Plant Factor	Plant Factor x Eto	Root Depth x	Shade Factor	Density Factor	ET SOURCE	Solar Sync	Inches Precip	% Dist	Wt Water Requirement	Total Period Run Time	Soil Type Value Cycle Time	CLAY LOAM Cycles	Total Days Per Week	Total GPM	% Site Irrigation Effic	Total Run Days/Yr	Total Gallons/Yr	
1	A	Shrub	Medium	0.5	3.3	12	1	1	Inline Drip	0.37	0.9	0.56	75	37	2	8	4.86	356	51	18,071.76
2	A	Shrub	Medium	0.5	3.3	12	1	1	Inline Drip	0.37	0.9	0.56	75	37	2	8	8.32	609	51	20,977.56
3	A	Shrub	Medium	0.5	3.3	12	1	1	Inline Drip	0.37	0.9	0.56	75	37	2	8	6.18	462	51	20,801.56
4	A	Shrub	Medium	0.5	3.3	12	1	1	Inline Drip	0.37	0.9	0.56	75	37	2	8	8.83	646	51	22,841.68
5	A	Shrub	Low	0.2	1.3	12	1	1	Drip Device	0.9	0.9	0.22	12	12	1	8	5.99	72	51	3,603.72
6	A	Shrub	Low	0.2	1.3	12	1	1	Drip Device	0.9	0.9	0.22	12	12	1	8	2.84	34	51	1,736.61
7	B	Tree	Medium	0.5	3.3	18	1	1	Tree Ring	1.6	0.9	0.56	17	8	2	8	0.71	12	51	530.53
8	B	Tree	Low	0.2	1.3	18	1	1	Tree Ring	1.6	0.9	0.22	7	7	1	8	7.29	53	51	2,674.44
9	C	Pots	High Water Use	0.9	5.9	6	1	1	Drip Device	0.9	0.9	1.00	56	18	3	8	0.49	27	51	1,348.32
Estimated Total Water Use - Gallons										135,756.06		Average Site % Eff		0.90						

IRRIGATION SCHEDULE

Jian Residence

1060 Bear Gulch Rd.
Woodside, CA, 94062

APN: 072-240-230

Issue set: Planning Submittal

Issue date: September 15, 2020

Revisions:

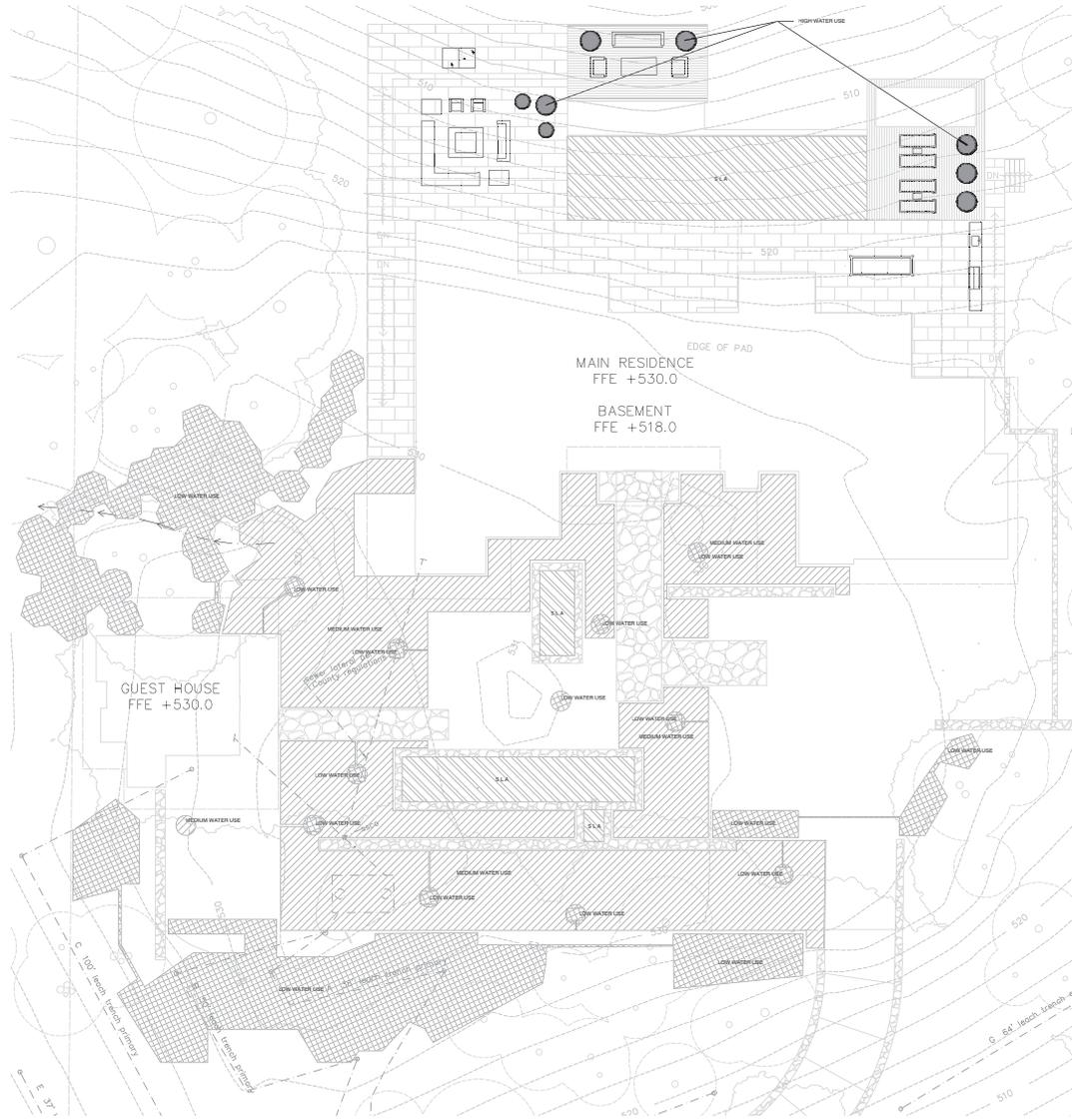
REV.	DESCRIPTION	DATE
A	Plan Check Comments	9/15/20

Irrigation Calculations

Scale: NTS
Drawn by: 4BInc.

L4.10





HYDROZONE LEGEND

-  LOW WATER USE ZONE - 4,325 SF
-  MEDIUM WATER USE ZONE - 5,239 SF
-  HIGH WATER USE ZONE - 90 SF
-  SLA (POOL & WATER FEATURES) - 1,584 SF



Jian Residence

1060 Bear Gulch Rd.
Woodside, CA, 94062

APN: 072-240-230

Issue set: Planning Submittal
Issue date: September 15, 2020

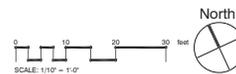
Revisions:

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

Hydrozone Plan

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

L4.11 ^A





Sunland Analytical
1845 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8537

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

To: Andrew Bolt
Architectural Solutions
918 Spycroft Ave.
Modesto, CA 95350

From: Gene Diphant, Ph.D., Randy Moroney
General Manager / Lab Manager

The reported analysis was requested for the following:
..... . See user SERVICE ID: 01.

* For future reference to this analysis please use SUI # 82948-0716.

..... . See user SERVICE ID: 01.

SOIL ANALYSIS		Soil Texture	Organic
Saturation Percent (%)	43		
pH	4.67		
S.C.	0.36	mmho/cm	
Tit. Dissolved Salts	339.4	ppm	
Infiltration Rate (90 Slope)	0.30	in/hr	
% Organic Matter	24.8		
C.N.C.	11.5	mg/100g	
Sodium Absorption Ratio (SAR)	1.6		
Rechargeable Sodium Percent (RSP)	3.4		
Line No.	71.2	#/1000 sq. ft.	
est. Nitrogen Release	4.4	#/1000 sq. ft.	

Nitrate	1.05	ppm	
Phosphorus	41.31	ppm	
Potassium	421.70	ppm	
Bulfin	1.00	ppm	
Chloride	No Test		
Carbonates	No Test		
Sodium	37.05	ppm	
Calcium	1319.60	ppm	
Magnesium	331.05	ppm	
Boron	1.00	ppm	
Copper	No Test		
Zinc	No Test		
Manganese	No Test		
Silic	No Test		

* High Organic Matter creates significant error in Texture Determinations.



Sunland Analytical
1845 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8537

DATE 09/04/2020
SUI NUMBER 173168

Information requested by:
Andrew Bolt
Architectural Solutions

Information for:
1040 BEAR QUICH
Sample ID: 01

..... . See user SERVICE ID: 01.



Sunland Analytical
1845 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8537

DATE 09/04/2020
SUI NUMBER 173168

Information requested by:
Andrew Bolt
Architectural Solutions

Information for:
1040 BEAR QUICH
Sample ID: 01

..... . See user SERVICE ID: 01.



Jian Residence

1060 Bear Gulch Rd.
Woodside, CA, 94062

APN: 072-240-230

Issue set: Planning Submittal

Issue date: September 15, 2020

Revisions:

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

Soils Report

Scale: NTS
Drawn by: 4Binc.

L4.12^A



SOILS REPORT

PAID

SUNLAND ANALYTICAL LAB		INVOICE	
1845 Sunrise Gold Cr., Ste. 10 Rancho Cordova, CA 95742 (916) 852-8537		Inv. No. 102945	
Architectural Solutions 918 Spycroft Ave. 95350 Modesto, CA 95350		Date: 09/04/2020 Terms: NET 30, 30% 15%	
ATTENTION: ACCOUNTS PAYABLE		Customer P.O. # Requestor: Bolt	
SUI NO.	SAMPLE LOCATION	ANALYSIS	PRICE
173168	1040 BEAR QUICH	LTP-3 & Walker	\$9.00
***** Total *****			\$9.00



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

County of San Mateo
Planning and Building Department

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

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

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

Previous 2019 Project Amendment

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

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

Original 2017 Approval

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p>Discussion: The project parcel is located on a ridgeline of the northern end of the Santa Cruz Mountains. The parcel fronts Bear Gulch Road with a moderate slope uphill to the only relatively flat area of the 5-acre parcel. The sloped frontage, similar to the majority of the parcel, consists of fairly dense, mature tree coverage. The relatively flat project site area is surrounded by moderate downslopes to the east, west, and south, and a steeper downslope to the north. The center of the project site area is relatively clear of trees and vegetation. Existing residential development to the east and west are minimally visible from the project site through intervening mature tree canopy. A new driveway will be constructed from the parcel’s frontage on Bear Gulch Road up to the project site area. Existing topography and trees in this area will help screen the driveway and uphill residential development from the roadway. The nearest water bodies are Alambique Creek located downhill in a canyon on the south side of Bear Gulch Road and Bear Gulch Creek located downhill in a canyon north of the project site, approximately 0.3 miles away. Bear Gulch Creek runs through undeveloped rural property owned by the California Water Service Company. The parcel’s location, topography, and extent of tree coverage will minimize any visual impacts from the project to the surrounding area.</p>				

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

Source: Amended Project Plans; Project Location.

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

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

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

Source: Amended Project Plans; Project Location.

1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
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Discussion: The project parcel is located on a ridgeline of the northern end of the Santa Cruz Mountains. The parcel is minimally visible from the immediate residential properties to the east and west through intervening tree canopy, which is proposed to remain. Due to the parcel's topography and tree coverage, the project site would be minimally visible from Bear Gulch Road, which is a private rural road serving rural residential developments in the area. While the majority of the 5-acre parcel consists of dense tree coverage, the relatively flat building site area is relatively absent of dense tree coverage. There is an opening in the perimeter canopy coverage of the building site, at the rear of the building site (north side), that provides a private overlook to the lower undeveloped lands to the north of the parcel owned by California Water Service Company. Due to the significant drop in elevation and distance from California Water Service Company land or beyond, the proposed project may be minimally visible from far distances. The project proposes to use earth toned colors to help minimize any visual impacts to the rural area.

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

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

Source: Amended Project Plans; Project Location.

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

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

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

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

Source: Amended Project Plans; Project Location.

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

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

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

1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
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Discussion: The parcel is not located within a Design Review District.

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

Source: San Mateo County Zoning Map.

1.g. Visually intrude into an area having natural scenic qualities?		X		
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Discussion: See staff's discussion in Section 1.a. – 1.d. above.

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

Source: Amended Project Plans; Project Location.

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

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is designated “Other Land” and therefore is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</p> <p>The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: California Department of Conservation, Farmland Mapping and Monitoring Program Map.</p>				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p>Discussion: The project parcel is zoned Resource Management (RM), which permits agricultural and residential uses. Furthermore, the parcel is not protected by an existing Open Space Easement or Williamson Act contract.</p> <p>The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: San Mateo County Zoning Regulations; San Mateo County Agricultural Preserves Map; Amended Project Plans.</p>				
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
<p>Discussion: The project parcel is not located in an area identified as Farmland or suitable for agricultural activities. Furthermore, the project parcel is not considered forestland pursuant to Public Resources Code Section 12220(g) which defines forestland as land that can support 10% native tree cover of any species and that allows for management of one or more forest resources. The project site is an undeveloped, privately-owned 5-acre parcel surrounded by similarly sized residentially developed rural properties.</p> <p>The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p>				

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

2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
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Discussion: The project parcel is not located within the Coastal Zone.
 The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.
Source: Project Location.

2.e. Result in damage to soil capability or loss of agricultural land?				X
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Discussion: The project parcel is not located in an area with productive soil resources with timber or agricultural capabilities, based on the San Mateo County General Plan Productive Soil Resources Map.
 The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.
Source: San Mateo County General Plan, Productive Soil Resources Map.

2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				X
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Discussion: The property is zoned Resource Management (RM). Residential uses are allowed in the RM Zoning District subject to an RM permit, which the applicant is seeking as part of the subject project. No proposed zoning changes are included as part of this project.
 The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.
Source: San Mateo County Zoning Regulations; Amended Project Plans.

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

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
<p>Discussion: The Bay Area 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the current regulating air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and the climate.</p> <p>The project will not conflict with or obstruct the implementation of the BAAQMD’s 2017 CAP. During project implementation, air emissions would be generated from site grading, equipment, and work vehicles; however, any such grading-related emissions would be temporary and localized. Once constructed, use of the development as a single-family residence would have minimal impacts to the air quality standards set forth for the region by the BAAQMD.</p> <p>The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: BAAQMD 2017 Clean Air Plan; Amended Project Plans.</p>				
3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?		X		
<p>Discussion: The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (state status) and PM 2.5 (state status), including the 24-hour PM 2.5 national standard. Therefore, any increase in these criteria pollutants is significant. Implementation of the project will generate temporary increases in these criteria pollutants due to construction vehicle emissions and dust generated from earthwork activities.</p> <p>The BAAQMD provides preliminary screening criteria in their 2017 BAAQMD CEQA Guidelines to indicate whether a project would result in the generation of construction-related criteria air-pollutants and/or precursors that exceed defined thresholds of significance. The proposed project, with the basic construction mitigation control measures below, meets the screening criteria indicating a less than significant impact for construction-related activities. Furthermore, Section 2-1-113 (<i>Exemption, Sources and Operations</i>) of the BAAQMD General Requirements exempts sources of air pollution associated with the construction of a single-family residence used solely for residential purposes, as well as road construction, from obtaining an Authority to Construct or Permit to Operate.</p> <p>Mitigation Measure 3 below will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level. Furthermore, the California Air Resources Board (CARB) provides regulation over vehicles of residents in the State of California, including the operation of any vehicles that would be associated with the proposed single-family residence, to ensure vehicle operating emissions are minimized in the effort towards reaching attainment for Ozone, among other goals. The current project amendment is not expected to generate a significant change to this conclusion.</p> <p>Mitigation Measure 3: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading “hard card” that, at a minimum, includes the “Basic Construction Mitigation Measures” as listed in Table 8-2 of the BAAQMD CEQA Guidelines</p>				

(May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

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

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

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

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

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

Source: Amended Project Plans; Project Location.

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
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Discussion: The project proposes development of a single-family residence on a 5-acre parcel in a rural area of the unincorporated County and therefore, will not generate other emissions that could affect a significant number of people.

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

Source: Amended Project Plans; Project Location.

4. BIOLOGICAL RESOURCES. Would the project:

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

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

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

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

4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?				X
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Discussion: There are no riparian habitats or other sensitive natural communities located on the project site. See staff's discussion in Section 4.a. above.

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

Source: San Mateo County General Plan, Sensitive Habitats Map; Amended Project Plans; Site Visit, 2017.					
4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p>Discussion: There are no wetlands located within the project area.</p> <p>The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: U.S. Fish and Wildlife Service, Wetland Mapper V2 (2017).</p>					
4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p>Discussion: See staff's discussion in Section 4.a. above.</p> <p>The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: See sources referenced in Section 4.a. above.</p>					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?		X		
<p>Discussion: The project proposes to remove 30 trees consisting of 3 Douglas fir (9 inches, 12 inches, and 22 inches dbh), 20 coast live oaks (ranging in size from 11 inches dbh to 36 inches dbh), and 7 Pacific madrones (ranging in size from 4 inches to 19 inches dbh). The trees proposed for removal are the minimum necessary to accommodate the proposed development as these trees are within the footprint of proposed development (including building, driveway, and utilities). The Development Review Criteria of the Resource Management (RM) District Regulations prohibits the removal of trees with a trunk circumference of more than 55 inches measured at 4.5 feet above the average surface of the ground (or more than 17.5 inches dbh), except as may be required for development permitted under the Zoning Regulations, among other reasons. The RM District allows single-family residences subject to the issuance of an RM permit. Of the 30 trees proposed for removal, 12 are of a size falling under regulation by the RM District Development Review Criteria and therefore, require an RM Permit for which the applicant is seeking. As mentioned, removal of these trees are necessary to accommodate the proposed single-family residential development. No trees proposed for removal are considered heritage trees by definition (Section 11,050(g)) under the County's Heritage Tree Ordinance. Replacement tree plantings shall be provided at a 1:1 ratio of</p>					

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

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

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

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

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

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

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

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
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Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve.

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

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

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

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

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

5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
<p>Discussion: According to a cultural resources survey report prepared by SWCA, the project site does not contain any historical resources.</p> <p>The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Cultural Resources Survey Report prepared by SWCA Environmental Consultants, dated July 2016.</p>				
5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p>Discussion: A cultural resources survey report prepared by SWCA indicates that while unlikely, there is a possibility that buried or obscured archaeological resources may be encountered during construction. Therefore, the following mitigation measure is recommended:</p> <p>Mitigation Measure 5: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior’s Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.</p>				

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

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

5.c. Disturb any human remains, including those interred outside of formal cemeteries?		X		
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Discussion: There is a possibility for the discovery of human remains during ground disturbance and/or construction related activities. Therefore, the following mitigation measure is recommended:

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

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

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

6. ENERGY. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	

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

Construction

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

Operation

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

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

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

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

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

Source: Amended Project Plans.

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

risk of loss, injury, or death involving the following, or create a situation that results in:				
<p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?</p> <p><i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i></p>				X
<p>Discussion: The project site is not located in an Alquist-Priolo Earthquake Fault Zone or special study area where fault rupture is likely to occur.</p> <p>The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: State of California, Division of Mines and Geology, Special Studies Zones Map, Woodside Quadrangle, July 1, 1974; Geotechnical Study, Sigma Prime Geosciences, Inc., September 2020.</p>				
ii. Strong seismic ground shaking?			X	
<p>Discussion: According to a geotechnical study prepared for the project by Sigma Prime Geosciences, Inc., the project site is located in an active seismic area with the closest active fault being the San Andreas fault located approximately 2.3 km east of the project site. The project is required to comply with all seismic design criteria of the current California Building Code which sets forth the minimum load requirements for the seismic design of structures. Therefore, no additional mitigation is necessary beyond current Building Code compliance.</p> <p>The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Geotechnical Study, Sigma Prime Geosciences, Inc., September 2020.</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
<p>Discussion: According to Sigma Prime Geosciences, Inc., subsurface conditions of the project area consist of sandstone and shale that is characterized as weathered and weak but very dense. Due to the density of this underlying rock, the likelihood of significant damage caused by differential compaction is negligible. Additionally, loose, saturated sandy soils which are most susceptible to liquefaction were not encountered in the project area. Therefore, the likelihood of liquefaction on the project site is negligible.</p> <p>The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Geotechnical Study, Sigma Prime Geosciences, Inc., September 2020.</p>				
iv. Landslides?			X	

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

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

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

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

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

Source: Project Location.

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

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

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

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

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

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

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

7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?		X		
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Discussion: While landslide, liquefaction, lateral spreading, subsidence, and collapse are not identified as potentially significant impacts to the project, there is a moderate potential for significant erosion from project construction. Mitigation Measures 8-10 will ensure erosion from construction activities is minimized.

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

Source: Amended Project Plans.

7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X
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Discussion: The project site is not identified as consisting of expansive soils per the geotechnical study completed by Sigma Prime Geosciences, Inc.

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

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

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

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

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

7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
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Discussion: The project site does not consist of any known or identified unique paleontological resources or geological features. Due to earthwork associated with the project, the project may have the potential to impact any unknown paleontological resources. Therefore, the following mitigation measure is recommended to minimize any potential unearthing and impact to any unknown paleontological resources with the project area.

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

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

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

8. CLIMATE CHANGE. Would the project:

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

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

Grading and construction activities associated with the project will result in the temporary generation of GHG emissions primarily from construction-related vehicles and equipment. Any such potential increase in GHG emission levels will be minimal and temporary. Mitigation Measure 3 in Section 3.b. will help ensure any such temporary emissions are minimized.

<p>The project introduces a new single-family residential use to the area. Any increase in GHG emissions associated with a new single-family residential use are not expected to be significant as residential use does not generate a high demand for traffic. Furthermore, the project is required to comply with all current California Codes, including California Energy Code and all mandatory requirements under the California Green Building Standards Code.</p> <p>The Project Amendment proposes to remove an additional 8 trees; however, mitigation measure 4 ensures that removed trees are replaced. In context to the surrounding forested area, the additional focused tree removal will not significantly reduce GHG sequestration. No new or increased impacts are generated by the Project Amendment and no further mitigation is required than already provided and previously approved.</p> <p>Source: San Mateo County Energy Efficiency Climate Action Plan (EECAP); Amended Project Plans.</p>					
8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
<p>Discussion: The project does not conflict with the San Mateo County Energy Efficient Climate Action Plan. See staff's discussion in Section 8.a. above.</p> <p>The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: San Mateo County Energy Efficiency Climate Action Plan (EECAP).</p>					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p>Discussion: The project site does not contain forestlands as defined in Public Resources Code Section 12220(g). The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Public Resources Code, Section 12220(g).</p>					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p>Discussion: The project site is located over 7.5 miles from the ocean and therefore is not located within the coastal zone. The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Project Location.</p>					

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

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

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

<p>Discussion: The project is not located within an airport land use plan or within 2 miles of a public airport. The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Project Location.</p>					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project will be located on a privately-owned parcel where all improvements will be located within the parcel boundaries. A new driveway off of Bear Gulch Road will be constructed to serve the project; however, will be required to comply with any applicable driveway standards set forth by the Department of Public Works and Fire Department to ensure it will not interfere with emergency response services in the area. The Project Amendment does not introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Amended Project Plans.</p>					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
<p>Discussion: The project site is located within a Very High Fire Hazard Severity Zone, State Responsibility Area. The project was reviewed by the Woodside Fire Protection District and received conditional approval subject to compliance with Chapter 7A of the California Building Code for ignition resistant construction and materials and acceptable slope and material for the driveway, among other fire prevention requirements. No further mitigation, beyond compliance with the standards and requirements of the Woodside Fire Protection District, are necessary.</p> <p>The Project Amendment has been reviewed and conditionally approved by Woodside Fire Protection District, does not introduce any new impacts, and does not require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Cal-Fire, Fire Hazard Severity Zones Maps; Woodside Fire Protection District.</p>					
9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The project parcel is not located within a 100-year flood hazard area. The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0295E, effective October 16, 2012.</p>					

9.i. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: See staff's discussion in Section 9.h. above. The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: See source reference in Section 9.h. above.</p>				
9.j. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p>Discussion: The project parcel is not located in an area that would be impacted by the failure of a dam or levee as the project site is located in the upper hills between Skyline Boulevard (State Route 35) and Woodside Road (State Route 84), at a higher elevation than any levee or dam in San Mateo County. Furthermore, the project parcel is not within a dam failure inundation area per the San Mateo County General Plan Hazards Map.</p> <p>The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Project Location; San Mateo County General Plan, Hazards Map.</p>				
9.k. Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: According to the San Mateo County General Plan Hazards Map, the project parcel is not located in a tsunami or seiche inundation area. Furthermore, the project parcel is not located in an area of high landslide susceptibility.</p> <p>The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: San Mateo County General Plan, Hazards Map.</p>				

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

synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				
<p>Discussion: The project has the potential to generate polluted stormwater runoff during site grading and construction-related activities. However, these impacts would be reduced to a less than significant level with the implementation of Mitigation Measures 8–10.</p> <p>The permanent project will be required to comply with the County’s Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. Additionally, the project must include Low Impact Development (LID) site design measures in compliance with Provision C.3.i of the County’s Municipal Regional Stormwater Permit as the project is a standalone residence that would introduce over 16,000 sq. ft. new impervious surface. These guiding standards will ensure that post-construction water runoff does not violate any water quality standard as the project proposes to direct roof, driveway, and patio runoff to vegetated areas. Furthermore, the proposed septic system has been preliminarily reviewed and conditionally approved by County Environmental Health Services.</p> <p>The Project Amendment proposes an additional 775 sq. ft. of new impervious surface. The proposed drainage plans have been reviewed and conditionally approved by the Drainage Review Section for compliance with the County’s Drainage Policy and Municipal Regional Stormwater Permit, including for implementation of LID site design measures. No new significant impacts or new mitigation measures are necessary for the Project Amendment.</p> <p>Source: Amended Project Plans; County of San Mateo Drainage Policy; County of San Mateo Environmental Health Services.</p>				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
<p>Discussion: The project is not expected to deplete any groundwater supplies or interfere with groundwater recharge. Water service for the project will be served by California Water Service Company. Furthermore, the geotechnical investigation included soil borings to depths of 7.5 feet, to accommodate construction, without encountering groundwater.</p> <p>The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Amended Project Plans; Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated September 13, 2020.</p>				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;			X	

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

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

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

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
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Discussion: The project will introduce a significant amount of new impervious surface to the site, however, required compliance with the County's Drainage Policy and Provision C.3.i of the County's Municipal Regional Stormwater Permit will ensure that any increased runoff is captured and released through appropriate measures (i.e., dry wells, vegetation). Furthermore, see staff's discussion throughout this section.

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

Source: Amended Project Plans.

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

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

Source: Amended Project Plans.

iv. Impede or redirect flood flows?			X	
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Discussion: See staff’s discussion in Section 10.c.ii. above.

Source: Amended Project Plans.

10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
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Discussion: The project parcel is not located in a flood hazard, tsunami, or seiche zone area. The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Project Location.

10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
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Discussion: The project will not conflict with or obstruct the implantation of a water quality control plan or sustainable groundwater management plan. The project will be required to conform with the County’s Drainage Policy and Provision C.3.i. of the County’s Municipal Regional Stormwater Permit for water quality control.

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

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

10.f. Significantly degrade surface or ground-water water quality?		X		
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Discussion: The project is required to comply with the County’s Drainage Policy and Provision C.3.i of the Municipal Regional Permit which will prevent significant degradation of surface water quality after construction. Mitigation Measures 8-10 will help reduce construction-related stormwater impacts to a less than significant level. Furthermore, the project will be served by California Water Service Company, and therefore, not require the drilling of a well.

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

Source: Amended Project Plans.

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

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

Source: Amended Project Plans.

11. LAND USE AND PLANNING. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X

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

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

Source: Amended Project Plans; Project Location.

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

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

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

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

11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
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Discussion: The project consists of developing a single-family residence where improvements will be completely within the parcel boundaries of the privately-owned parcel. The adjacent parcels are already developed with single-family residences. Therefore, the project will not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas.

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

Source: Amended Project Plans.

12. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p>Discussion: The project parcel does not contain any known mineral resources, according to the Mineral Resources Map of the County's General Plan. The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: San Mateo County General Plan, Mineral Resources Map.</p>				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local				X

general plan, specific plan or other land use plan?				
<p>Discussion: See staff's discussion in Section 12.a. above. The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: San Mateo County General Plan, Mineral Resources Map.</p>				

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

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

Source: Project Location.

14. POPULATION AND HOUSING. Would the project:

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

Discussion: All improvements associated with the proposed project are completely within the subject parcel's boundaries and are only sufficient to serve the proposed single-family residence.

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

Source: Amended Project Plans.

14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
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Discussion: The project does not propose to displace existing housing as the project consists of a new single-family residence on an undeveloped parcel. The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.

Source: Amended Project Plans.

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

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<p>Discussion: The project is limited to a new single-family residential use and therefore, will not involve new or physically altered government facilities or increase the need for new or physically altered government facilities. Additionally, the project will not affect service ratios, response times or other performance objectives for any of the public services in the area.</p> <p>The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Amended Project Plans.</p>				

16. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
<p>Discussion: The project will not increase use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility will occur or be accelerated. The project will result in the addition of a new single-family residence to the rural area whose residents may use the numerous regional parks and trails in the rural Skyline area; however, any such use will be a minimal increase.</p> <p>The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Amended Project Plans.</p>				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have				X

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

17. TRANSPORTATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X
<p>Discussion: Proposed project improvements include the construction of a new private driveway from an existing private access easement off of Bear Gulch Road to serve the proposed single-family residence. The private access easement consists of an existing paved driveway to the adjacent residence at 1040 Bear Gulch Road. Furthermore, Bear Gulch Road is a privately maintained rural paved roadway serving numerous parcels in the unincorporated area of Woodside and is accessible from gated access off of Woodside Road (State Route 84). The project has been reviewed and conditionally approved by the Woodside Fire Protection District for emergency access to the proposed development. Additionally, traffic generated from a single-family residence is minimal. Therefore, the project is not expected to conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Additionally, the project does not require any or modified transit, bicycle or pedestrian facilities. Furthermore, the project involves the construction of a three-car garage, where two covered parking spaces is required pursuant to Section 6119 of the County's Zoning Regulations.</p> <p>The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Project Location.</p>				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ? <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>				X
<p>Discussion: Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. A project's effect on automobile delay does not</p>				

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

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

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

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

Source: Amended Project Plans.

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

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

Source: Amended Project Plans; Woodside Fire Protection District.

18. TRIBAL CULTURAL RESOURCES. Would the project:
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	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
<p>Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).</p> <p>The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Project Location; State Parks, Office of Historical Preservation, Listed California Historical Resources; County General Plan, Background, Historical and Archaeological Resources Appendices.</p>				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		
<p>Discussion: The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, in following the Native American Heritage Commission's (NAHC) recommended best practices, SWCA Environmental Consultants requested a search of the Sacred Lands Files from the NAHC, which resulted in no found records.</p>				

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

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

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

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

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

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

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

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
Discussion: The project will be served by the California Water Service Company, which has provided conditional approval of the proposed project. Additionally, the project will include the				

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

Source: Amended Project Plans, Project Location.

19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
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Discussion: The project will be served by the California Water Service Company, which has sufficient water supply for the proposed development. The California Water Service Company has provided conditional approval of the project. The applicant will be required to submit all necessary applications and fees to the District for connection to their water system.

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

Source: Amended Project Plans; California Water Service Company.

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

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

Source: Amended Project Plans; County Environmental Health Services.

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

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

Source: Amended Project Plans.

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

Source: Amended Project Plans.

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

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	

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

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

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

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

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

Source: Project Location, County GIS Maps.

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

X

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

Source: Project Location, County GIS Maps.

20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

X

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

Source: Amended Project Plans.

21. MANDATORY FINDINGS OF SIGNIFICANCE.

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

important examples of the major periods of California history or prehistory?				
<p>Discussion: According to review of the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site. The nearest mapped sensitive habitat identified on the County's General Plan Sensitive Habitats Map is riparian habitat along Alambique Creek, which runs along a canyon south of Bear Gulch Road. Since the project site is located uphill, on the north side of Bear Gulch Road, the project would not have any impacts on this mapped riparian habitat. No other water bodies are located in the near vicinity of the project site, therefore, the project will not cause any adverse impact to a fish habitat.</p> <p>The Project Amendment does not change the above analysis; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: California Natural Diversity Database; San Mateo County General Plan, Sensitive Habitats Map; Amended Project Plans; Project Location.</p>				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
<p>Discussion: A majority of the parcels along Bear Gulch Road are already developed with single-family residences. It is not likely that the incremental effects of this project are considerable when viewed in conjunction with the effects of past, current, and probably future private or public projects in this area. The project site is located in a rural area where the rate and intensity of development is low. While the project will potentially result in site specific impacts as discussed in this document, incorporation of the recommended mitigation measures will reduce these impacts to a less than significant level. No other new residential development is proposed in the area. Any future project will be subject to review under the California Environmental Quality Act.</p> <p>The Project Amendment does not propose any changes, introduce any new impacts or require mitigation; therefore, in accordance with CEQA Guidelines Section 15164, only an Addendum is necessary.</p> <p>Source: Subject Document; Amended Project Plans.</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
<p>Discussion: The project could result in environmental impacts that could both directly and indirectly cause impacts on human beings, including the introduction of new sources of light and glare, temporary air quality impacts from construction-related emissions, and temporary greenhouse gas emissions from construction-related activities; see Sections 1, 3, and 7. However, the implementation of the recommended mitigation measures included in this document, and mitigation</p>				

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

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

Source: Subject Document; Amended Project Plans.

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

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

MITIGATION MEASURES

	<u>Yes</u>	<u>No</u>
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: All proposed lighting (interior and exterior) shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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

(Signature)

Date

(Title)

ATTACHMENTS:

- A. Vicinity Map
- B. Amended Project Plans



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
SUBSEQUENT MITIGATED NEGATIVE DECLARATION**

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

FILE NO.: PLN 2016-00111

OWNER: The Gfl Group Inc.

APPLICANT: Jane Jian, The Gfl Group Inc.

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

LOCATION: Bear Gulch Road, unincorporated Woodside

PROJECT DESCRIPTION

Project Scope Changes:

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

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

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

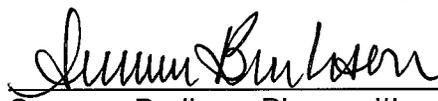
The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

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

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

CONTACT PERSON

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



Summer Burlison, Planner III

SB:pac - SSBDD0043_WPH.DOCX

County of San Mateo
Planning and Building Department

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

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

Background:

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

Project Scope Changes:

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

2. All answers must take account of the whole action involved, including off-site as well as 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:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p>Discussion: The project parcel is located on a ridgeline of the northern end of the Santa Cruz Mountains. The parcel fronts Bear Gulch Road with a moderate slope uphill to the only relatively flat area of the 5-acre parcel. The sloped frontage, similar to the majority of the parcel, consists of fairly dense, mature tree coverage. The relatively flat project site area is surrounded by moderate downslopes to the east, west, and south, and a steeper downslope to the north. The center of the project site area is relatively clear of trees and vegetation. Existing residential development to the east and west are minimally visible from the project site through intervening mature tree canopy. A new driveway will be constructed from the parcel's frontage on Bear Gulch Road up to the project site area. Existing topography and trees in this area will help screen the driveway and uphill residential development from the roadway. The nearest water bodies are Alambique Creek located downhill in a canyon on the south side of Bear Gulch Road and Bear Gulch Creek located downhill in a canyon north of the project site, approximately 0.3 miles away. Bear Gulch Creek runs through undeveloped rural property owned by the California Water Service Company. The parcel's location, topography, and extent of tree coverage will minimize any visual impacts from the project to the surrounding area.</p> <p>Source: Amended Project Plans; Project Location.</p>				
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	
<p>Discussion: The revised project proposes to remove 30 trees in and around the immediate project area in order to accommodate the proposed development. Tree removal consists of 3 Douglas fir (ranging from 9 inches to 24 inches dbh), 20 coast live oak (ranging in size from 11 inches to 36 inches dbh), and 7 Pacific madrone (ranging in size from 4 inches to 19 inches dbh). As mentioned, proposed tree removal will be limited to the immediate project area and to that necessary to construct the project. Given the extent of mature trees on the 5-acre parcel and surrounding area, the proposed removals will not cause significant damage to scenic resources as the removals will be localized to the interior of the parcel in the immediate area of the project site. See also staff's discussion in Section 4.e below.</p> <p>Source: Amended Project Plans; Project Location.</p>				
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: The project parcel is located on a ridgeline of the northern end of the Santa Cruz Mountains. The parcel is minimally visible from the immediate residential properties to the east and west through intervening tree canopy, which is proposed to remain. Due to the parcel's topography and tree coverage, the project site would be minimally visible from Bear Gulch Road, which is a private rural road serving rural residential developments in the area. While the majority of the 5-acre parcel consists of dense tree coverage, the relatively flat building site area is relatively absent of dense tree coverage. There is an opening in the perimeter canopy coverage of the building site, at the rear of the building site (north side), that provides a private overlook to the lower undeveloped lands to the north of the parcel owned by California Water Service Company. Due to the significant drop in elevation and distance from California Water Service Company land or beyond, the proposed project may be minimally visible from far distances. The project proposes to use subdued gray colors to help minimize any visual impacts to the rural area.

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

Source: Amended Project Plans; Project Location.

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

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

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

Source: Amended Project Plans; Project Location.

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

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

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

<p>2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of 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:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is designated "Other Land" and therefore is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</p> <p>Source: California Department of Conservation, Farmland Mapping and Monitoring Program Map (2017).</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X

<p>Discussion: The project parcel is zoned Resource Management (RM), which permits agricultural and residential uses. Furthermore, the parcel is not protected by an existing Open Space Easement or Williamson Act contract.</p> <p>Source: San Mateo County Zoning Regulations; San Mateo County Agricultural Preserves Map; Amended Project Plans.</p>					
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
<p>Discussion: The project parcel is not located in an area identified as Farmland or suitable for agricultural activities. Furthermore, the project is not considered forestland pursuant to Public Resources Code Section 12220(g) which defines forestland as land that can support 10% native tree cover of any species and that allows for management of one or more forest resources. The project site is an undeveloped, privately-owned 5-acre parcel surrounded by similarly sized residentially developed rural properties.</p> <p>Source: California Department of Conservation, Farmland Mapping and Monitoring Program Map (2017); Public Resources Code Section 12220(g); Project Location.</p>					
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
<p>Discussion: The project parcel is not located within the Coastal Zone.</p> <p>Source: Project Location.</p>					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
<p>Discussion: The project parcel is not located in an area with productive soil resources with timber or agricultural capabilities, based on the San Mateo County General Plan Productive Soil Resources Map.</p> <p>Source: San Mateo County General Plan, Productive Soil Resources Map.</p>					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X

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

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

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

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

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

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

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

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

3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		
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Discussion: During project construction, air emissions in the form of fugitive dust and exhaust will be generated from site grading, construction equipment, and construction vehicles. However, any such construction-related emissions will be temporary and localized.

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

Mitigation Measure 3: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines

(May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

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

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

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

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

3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?		X		
<p>Discussion: Any pollutant emissions generated from the project will primarily be temporary in nature. The project site is in a rural area with few sensitive receptors (i.e., single-family residences) located within the nearby project vicinity. Additionally, the surrounding tree canopy and vegetation will help to insulate the project area from nearby sensitive receptors. Furthermore, Mitigation Measure 3 will minimize any potential significant exposure to nearby sensitive receptors to a less than significant level.</p> <p>Source: Amended Project Plans; Project Location.</p>				
3.e. Create objectionable odors affecting a significant number of people?				X
<p>Discussion: The project proposes development of a single-family residence on a 5-acre parcel in a rural area of the unincorporated County and therefore, will not generate objectionable odors that could affect a significant number of people.</p> <p>Source: Amended Project Plans.</p>				
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		
<p>Discussion: See staff's discussions, and recommended Mitigation Measure 3, in Sections 3.b. and 3.c. above.</p> <p>Source: See sources in Section 3.b. and 3.c. above.</p>				

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a 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
<p>Discussion: According to review of the California Natural Diversity Database (CNDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site. Furthermore, the nearest mapped sensitive habitat identified on the County's</p>				

<p>General Plan Sensitive Habitats Map is riparian habitat along Alambique Creek, which runs along a canyon south of Bear Gulch Road. Since the project site is located uphill, on the north side of Bear Gulch Road, the project will not have any impacts on this mapped riparian habitat.</p> <p>Source: California Natural Diversity Database; San Mateo County General Plan, Sensitive Habitats Map.</p>					
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
<p>Discussion: There are no riparian habitats or other sensitive natural communities located on the project site. See staff's discussion in Section 4.a. above.</p> <p>Source: San Mateo County General Plan, Sensitive Habitats Map; Amended Project Plans; Site Visit, 2017.</p>					
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
<p>Discussion: There are no wetlands located within the project area.</p> <p>Source: U.S. Fish and Wildlife Service, Wetland Mapper V2 (2017).</p>					
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
<p>Discussion: See staff's discussion in Section 4.a. above.</p> <p>Source: See sources referenced in Section 4.a. above.</p>					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?		X		
<p>Discussion: : The project proposes to remove 30 trees consisting of 3 Douglas fir (9 inches, 12 inches, and 22 inches dbh), 20 coast live oaks (ranging in size from 11 inches dbh to 36 inches dbh), and 7 Pacific madrones (ranging in size from 4 inches to 19 inches dbh). The trees proposed for removal are the minimum necessary to accommodate the proposed development as these trees</p>					

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

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

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

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

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

4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
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Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve.

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

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

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

Source: State Senate Concurrent Resolution No. 17.

5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<p>Discussion: According to a cultural resources survey report prepared by SWCA, the project site does not contain any historical resources.</p> <p>Source: Cultural Resources Survey Report prepared by SWCA Environmental Consultants, dated July 2016.</p>				
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p>Discussion: A cultural resources survey report prepared by SWCA indicates that while unlikely, there is a possibility that buried or obscured archaeological resources may be encountered during construction. Therefore, the following mitigation measure is recommended:</p> <p>Mitigation Measure 5: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.</p> <p>Source: Cultural Resources Survey Report prepared by SWCA Environmental Consultants, dated July 2016.</p>				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
<p>Discussion: The project site does not consist of any known or identified unique paleontological resources or geological features. Due to earthwork associated with the project, the project may have the potential to impact any unknown paleontological resources. Therefore, the following mitigation measure is recommended to minimize any potential unearthing and impact to any unknown paleontological resources with the project area.</p>				

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

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

5.d.	Disturb any human remains, including those interred outside of formal cemeteries?		X		
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Discussion: There is a possibility for the discovery of human remains during ground disturbance and/or construction related activities. Therefore, the following mitigation measure is recommended:

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

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

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

<p>Discussion: The project site is not located in an Alquist-Priolo Earthquake Fault Zone or special study area where fault rupture is likely to occur.</p> <p>Source: State of California, Division of Mines and Geology, Special Studies Zones Map, Woodside Quadrangle, July 1, 1974; Geotechnical Study, Sigma Prime Geosciences, Inc., April 2016.</p>				
ii. Strong seismic ground shaking?			X	
<p>Discussion: According to a geotechnical study prepared for the project by Sigma Prime Geosciences, Inc., the project site is located in an active seismic area with the closest active fault being the San Andreas fault located approximately 2.3 km east of the project site. The project is required to comply with all seismic design criteria of the current California Building Code which sets forth the minimum load requirements for the seismic design of structures. Therefore, no additional mitigation is necessary beyond current Building Code compliance.</p> <p>Source: Geotechnical Study, Sigma Prime Geosciences, Inc., April 2016.</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
<p>Discussion: According to Sigma Prime Geosciences, Inc., subsurface conditions of the project area consist of sandstone and shale that is characterized as weathered and weak but very dense. Due to the density of this underlying rock, the likelihood of significant damage caused by differential compaction is negligible. Additionally, loose, saturated sandy soils which are most susceptible to liquefaction were not encountered in the project area. Therefore, the likelihood of liquefaction on the project site is negligible.</p> <p>Source: Geotechnical Study, Sigma Prime Geosciences, Inc., April 2016.</p>				
iv. Landslides?			X	
<p>Discussion: The U.S. Geological Survey's Landslide Susceptibility Map of 1972 identifies the front portion of the project parcel (where the driveway is proposed) as having a moderate susceptibility to landslides and the remaining area of the parcel, including where the building site is proposed, to have the highest susceptibility to landslides. The Map clarifies that some areas may be relatively stable and suitable for development whereas other areas are active and causing damage to structures. A geotechnical study of the project site prepared by Sigma Prime Geosciences, Inc. states that based on site reconnaissance and geologic map review, there are no indications that landslide activity will have an adverse impact on the subject site. The steeper slope to the north of the building site shows no signs of historic slope instability and soils in the area are hallow and underlain by competent bedrock. Therefore, Sigma Prime Geosciences, Inc., concludes that the likelihood of a landslide at the project site is low.</p> <p>Source: Geotechnical Study, Sigma Prime Geosciences, Inc., April 2016.</p>				
v. Coastal cliff/bluff instability or erosion?				X
<p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p>				
<p>Discussion: The project site is not located on a coastal cliff or bluff.</p>				

Source: Project Location.					
6.b.	Result in significant soil erosion or the loss of topsoil?		X		
<p>Discussion: The project proposes 1,260 cubic yards (c.y.) of grading, including 900 c.y. of cut and 360 c.y. of fill. Given the topography of the project site, there is a potential for erosion to occur if proper erosion control measures are not implemented. The applicant has developed an erosion control plan that includes silt fencing around the perimeter of construction and a stabilized construction entrance from Bear Gulch Road, as well as other best management erosion control practices. Furthermore, staff is recommending the following mitigation measures to further minimize erosion and run-off from the project area and ensure grading and erosion control measures are implemented appropriately:</p> <p>Mitigation Measure 8: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.</p> <p>Mitigation Measure 9: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).</p> <p>Mitigation Measure 10: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.</p> <p>Source: Amended Project Plans; County of San Mateo Grading Ordinance; County of San Mateo Erosion Control and Tree Protection Requirements.</p>					
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		
<p>Discussion: While landslide, liquefaction, lateral spreading, subsidence, and collapse are not identified as potentially significant impacts to the project, there is a moderate potential for significant erosion from project construction. Mitigation Measures 8-10 will ensure erosion from construction activities is minimized.</p> <p>Source: Amended Project Plans.</p>					
6.d.	Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
<p>Discussion: The project site is not identified as consisting of expansive soils per the geotechnical study completed by Sigma Prime Geosciences, Inc.</p>					

Source: Geotechnical Study, Sigma Prime Geosciences, Inc., April 2016.					
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
<p>Discussion: The project has been preliminarily reviewed by the County of San Mateo Environmental Health Services and has received conditional approval for the location of a septic system capable to serve the proposed residential development.</p> <p>Source: Amended Project Plans; County of San Mateo Environmental Health Services.</p>					

7. CLIMATE CHANGE. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
<p>Discussion: The project includes the removal of 30 trees of various species (Douglas fir, coast live oak, Pacific madrone) and sizes (ranging from 4 inches to 36 inches dbh) to accommodate the proposed development. In context to the surrounding forested area, the removal of trees will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted to replace the regulated trees proposed for removal.</p> <p>Grading and construction activities associated with the project will result in the temporary generation of GHG emissions primarily from construction-related vehicles and equipment. Any such potential increase in GHG emission levels will be minimal and temporary. Mitigation Measure 3 (f-h) in Section 3.b. will help ensure any such temporary emissions are minimized.</p> <p>The project introduces a new single-family residential use to the area. Any increase in GHG emissions associated with a new single-family residential use are not expected to be significant as residential use does not generate a high demand for traffic. Furthermore, the project is required to comply with all current California Codes, including California Energy Code and all mandatory requirements under the California Green Building Standards Code.</p> <p>Source: San Mateo County Energy Efficiency Climate Action Plan (EECAP); Amended Project Plans.</p>					
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	

<p>Discussion: The project does not conflict with the San Mateo County Energy Efficient Climate Action Plan. See staff's discussion in Section 7.a. above.</p> <p>Source: San Mateo County Energy Efficiency Climate Action Plan (EECAP).</p>					
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
<p>Discussion: The project site does not contain forestlands as defined in Public Resources Code Section 12220(g).</p> <p>Source: Public Resources Code, Section 12220(g).</p>					
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
<p>Discussion: The project site is located over 7.5 miles from the ocean and therefore is not located within the coastal zone.</p> <p>Source: Project Location.</p>					
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project site is located over 7.5 miles from the ocean. Given the distance from the ocean and terrain between the project site and the ocean, the project will not generate any potential risk to life or structures due to sea level rise.</p> <p>Source: Project Location.</p>					
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
<p>Discussion: The project site is not located within a 100-year flood hazard area.</p> <p>Source: Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0295E, effective October 16, 2012.</p>					
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The project site is not located within a 100-year flood hazard area.</p>					

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

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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
<p>Discussion: The project does not involve the use, transport, or disposal of hazardous materials. Source: Amended Project Plans.</p>				
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
<p>Discussion: See staff's discussion in Section 8.a. above. Source: Amended Project Plans.</p>				
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
<p>Discussion: The project does not involve the emittance or handling of hazardous emissions. Source: Amended Project Plans.</p>				
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
<p>Discussion: The project site is not listed on a hazardous materials site list. Source: California Department of Toxic Substances Control, Hazardous Waste and Substances Site List, URL (2017).</p>				

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
<p>Discussion: The project is not located within an airport land use plan or within 2 miles of a public airport.</p> <p>Source: Project Location.</p>				
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
<p>Discussion: The project is not located within the vicinity of any known private airstrip.</p> <p>Source: Project Location.</p>				
8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project will be located on a privately-owned parcel where all improvements will be located within the parcel boundaries. A new driveway off of Bear Gulch Road will be constructed to serve the project; however, will be required to comply with any applicable driveway standards set forth by the Department of Public Works and Fire Department to ensure it will not interfere with emergency response services in the area.</p> <p>Source: Amended Project Plans.</p>				
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	
<p>Discussion: The project site is located within a Very High Fire Hazard Severity Zone, State Responsibility Area. The project was reviewed by the Woodside Fire Protection District and received conditional approval subject to compliance with Chapter 7A of the California Building Code for ignition resistant construction and materials and acceptable slope and material for the driveway, among other fire prevention requirements. No further mitigation, beyond compliance with the standards and requirements of the Woodside Fire Protection District, are necessary.</p> <p>Source: Cal-Fire, Fire Hazard Severity Zones Maps; Woodside Fire Protection District.</p>				

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
<p>Discussion: The project parcel is not located within a 100-year flood hazard area.</p> <p>Source: Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0295E, effective October 16, 2012.</p>				
8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: See staff's discussion in Section 8.i. above.</p> <p>Source: See source reference in Section 8.i. above.</p>				
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
<p>Discussion: The project parcel is not located in an area that would be impacted by the failure of a dam or levee as the project site is located in the upper hills between Skyline Boulevard (State Route 35) and Woodside Road (State Route 84), at a higher elevation than any levee or dam in San Mateo County. Furthermore, the project parcel is not within a dam failure inundation area per the San Mateo County General Plan Hazards Map.</p> <p>Source: Project Location; San Mateo County General Plan, Hazards Map.</p>				
8.l. Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: According to the San Mateo County General Plan Hazards Map, the project parcel is not located in a tsunami or seiche inundation area. Furthermore, the project parcel is not located in an area of high landslide susceptibility.</p> <p>Source: San Mateo County General Plan, Hazards Map.</p>				

9. HYDROLOGY AND WATER QUALITY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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		
<p>Discussion: The project has the potential to generate polluted stormwater runoff during site grading and construction-related activities. However, these impacts would be reduced to a less than significant level with the implementation of Mitigation Measures 8–10.</p> <p>The permanent project will be required to comply with the County’s Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. Additionally, the project must include Low Impact Development (LID) site design measures in compliance with Provision C.3.i of the County’s Municipal Regional Stormwater Permit as the project is a standalone residence that would introduce over 16,000 sq. ft. new impervious surface. These guiding standards will ensure that post-construction water runoff does not violate any water quality standard as the project proposes to direct roof, driveway, and patio runoff to vegetated areas. Furthermore, the proposed septic system has been preliminarily reviewed and conditionally approved by the County Environmental Health Services.</p> <p>Source: Amended Project Plans; County of San Mateo Drainage Policy; County of San Mateo Environmental Health Services.</p>				
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
<p>Discussion: The project is not expected to deplete any groundwater supplies or interfere with groundwater recharge. Water service for the project will be served by California Water Service Company. Furthermore, the geotechnical investigation included soil borings to depths of 7.5 feet, to accommodate construction, without encountering groundwater.</p> <p>Source: Amended Project Plans; Geotechnical Study prepared by Sigma Prime Geosciences, Inc.</p>				

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	
<p>Discussion: The project does not involve the alteration of the course of a stream or river. Existing drainage patterns, consisting of sheet flow, will be altered by proposed grading and development of the property. An erosion and sediment control plan has been prepared by Sigma Prime Geosciences, Inc. to reduce stormwater related erosion and sediment from the project site during construction. Additionally, the project has been preliminarily reviewed by the Department of Public Works for drainage compliance and conditionally approved. Furthermore, see staff's discussion in Section 9.a. above.</p> <p>Source: Amended Project Plans; County of San Mateo Department of Public Works.</p>				
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	
<p>Discussion: The project will introduce a significant amount of new impervious surface to the site, however, required compliance with the County's Drainage Policy and Provision C.3.i of the County's Municipal Regional Stormwater Permit will ensure that any increased runoff is captured and released through appropriate measures (i.e., dry wells, vegetation). Furthermore, see staff's discussion in Section 9.a. and 9.c. above.</p> <p>Source: Amended Project Plans.</p>				
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	
<p>Discussion: There are no existing or planned public stormwater drainage systems in the Bear Gulch Road community. The project will result in new impervious surface and associated run-off. However, the project is required to comply with the County's Drainage Policy to balance pre-and-post construction flows, and Provision C.3.i of the County's Municipal Regional Stormwater Permit for LID site design measures. Compliance with these standards will prevent impacts to drainage systems and minimize additional sources of polluted runoff.</p> <p>Source: Amended Project Plans.</p>				
9.f. Significantly degrade surface or ground-water quality?		X		
<p>Discussion: The project is required to comply with the County's Drainage Policy and Provision C.3.i of the Municipal Regional Permit which will prevent significant degradation of surface water</p>				

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

Source: Amended Project Plans.

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

Source: Amended Project Plans.

10. LAND USE AND PLANNING. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Physically divide an established community?				X

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

Source: Amended Project Plans; Project Location.

10.b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
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Discussion: The amended project will not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. An attached second dwelling unit, 1,500 sq. ft. in size, was approved under a Use Permit in 2017 in association with the development of a single-family residence. The subject project amendment includes a 103 sq. ft. increase to the second dwelling unit, for a new total of 1,603 sq. ft. in size. There is no lot coverage or floor area maximum for development in the Resource Management District. Furthermore, given the location, topography, and distance from neighboring residences, the increased sq. ft. of the second dwelling unit is not expected to generate any increased adverse impacts that are not already generated and mitigated for by the residence. Additionally, Environmental Health Services has preliminarily reviewed and conditionally approved the proposed increase in sq. ft. relative to the proposed septic system.

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

11. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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
<p>Discussion: The project parcel does not contain any known mineral resources, according to the Mineral Resources Map of the County's General Plan.</p> <p>Source: San Mateo County General Plan, Mineral Resources Map.</p>				
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
<p>Discussion: See staff's discussion in Section 11.a. above.</p> <p>Source: San Mateo County General Plan, Mineral Resources Map.</p>				

12. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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	
<p>Discussion: The project will generate short term noise associated with grading and construction activities. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code for Noise Control. Otherwise, any increased long-term project related noise impacts will be minimal as it would be limited to noise associated with a single-family use. Furthermore, the proposed development is oriented such that exterior activities associated with the residence (i.e. driveway/garage, patio/pool) will be insulated from neighboring residences by the proposed buildings.</p> <p>Source: Amended Project Plans; County Ordinance Code, Section 4.88.360 for Noise Control.</p>				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	

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

13. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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
<p>Discussion: All improvements associated with the proposed project are completely within the subject parcel's boundaries and are only sufficient to serve the proposed single-family residence.</p> <p>Source: Amended Project Plans.</p>				
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
<p>Discussion: The project does not propose to displace existing housing as the project consists of a new single-family residence on an undeveloped parcel.</p> <p>Source: Amended Project Plans.</p>				

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:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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: The project is limited to a new single-family residential use and therefore, will not involve new or physically altered government facilities or increase the need for new or physically altered government facilities. Additionally, the project will not affect service ratios, response times or other performance objectives for any of the public services in the area.

Source: Amended Project Plans.

15. RECREATION. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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: The project will not increase use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility will occur or be accelerated. The project will result in the addition of a new single-family residence to the rural area whose residents may use the numerous regional parks and trails in the rural Skyline area; however, any such use will be a minimal increase.

Source: Amended 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
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Discussion: The project does not include any recreational facilities as proposed development is limited to single-family residential use.

Source: Amended Project Plans.

16. TRANSPORTATION/TRAFFIC. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. 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				X

<p>relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>				
<p>Discussion: Proposed project improvements include the construction of a new private driveway from an existing private access easement off of Bear Gulch Road to serve the proposed single-family residence. The private access easement consists of an existing paved driveway to the adjacent residence at 1040 Bear Gulch Road. Furthermore, Bear Gulch Road is a privately maintained rural paved roadway serving numerous parcels in the unincorporated area of Woodside and is accessible from gated access off of Woodside Road (State Route 84). The project has been reviewed and conditionally approved by the Woodside Fire Protection District for emergency access to the proposed development. Additionally, traffic generated from a single-family residence is minimal. Therefore, the project is not expected to conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.</p> <p>Source: Project Location.</p>				
<p>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?</p>				<p>X</p>
<p>Discussion: See staff's discussion in Section 16.a. above.</p> <p>Source: Project Location.</p>				
<p>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?</p>				<p>X</p>
<p>Discussion: The project does not propose to increase air traffic levels or generate any change in air traffic patterns.</p> <p>Source: Amended Project Plans; Project Location.</p>				
<p>16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>				<p>X</p>
<p>Discussion: The project proposes to construct a new driveway off of an existing private driveway (via an existing access easement) which serves the adjacent residence at 1040 Bear Gulch Road. The existing paved driveway connects to Bear Gulch Road, a privately maintained paved roadway, which connects to Woodside Road/State Route 84. Therefore, the project only proposes to construct a new private driveway off of an existing private driveway.</p> <p>Source: Amended Project Plans.</p>				

16.e. Result in inadequate emergency access?				X
<p>Discussion: The project has been reviewed and conditionally approved by Woodside Fire Protection District for adequate emergency access in compliance with all applicable codes and regulations. The project includes an emergency fire turnaround which will be located on the project parcel.</p> <p>Source: Amended Project Plans; Woodside Fire Protection District.</p>				
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
<p>Discussion: The project involves the development of a single-family residence on private property and does not require any new, or impact any existing, public transit, bicycle, or pedestrian facilities.</p> <p>Source: Project Plans.</p>				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p>Discussion: The development of a private property for single-family residential use in a rural residential area is not expected to generate a noticeable increase in pedestrian traffic or a change in pedestrian patterns. Also, see staff's discussion in Section 15.a. above.</p> <p>Source: Project Plans.</p>				
16.h. Result in inadequate parking capacity?				X
<p>Discussion: The project involves the construction of a three-car garage, where two covered parking spaces is required pursuant to Section 6119 of the County's Zoning Regulations.</p> <p>Source: Project Plans; County of San Mateo Zoning Regulations.</p>				

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

California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
<p>Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).</p> <p>Source: Project Location; State Parks, Office of Historical Preservation, Listed California Historical Resources; County General Plan, Background, Historical and Archaeological Resources Appendices.</p>				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		
<p>Discussion: The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, in following the Native American Heritage Commission's (NAHC) recommended best practices, SWCA Environmental Consultants requested a search of the Sacred Lands Files from the NAHC, which resulted in no found records.</p> <p>Additionally, SWCA Environmental Consultants sent tribal consultation requests to five (5) Native American groups and individuals who may have knowledge of cultural resources in the Project area, as obtained from the NAHC. SWCA received two responses to the consultation requests, from Tony Cerda of the Coastanoan Rumsen Carmel Tribe and Irenne Zwierlein of the Amah Mutsun Tribal Band of Mission San Juan Bautista. The following mitigation measures are recommended based on the NAHC's best practices and recommendations from the representatives of the Native American tribes that responded to SWCA's outreach:</p> <p>Mitigation Measure 11: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.</p> <p>Mitigation Measure 12: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the</p>				

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

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

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

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

18. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p>Discussion: The project includes the installation of a private, on-site septic system to serve the proposed residential development.</p> <p>Source: Amended Project Plans.</p>				
18.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<p>Discussion: The project will be served by the California Water Service Company, which has provided conditional approval of the proposed project. Additionally, the project will include the installation of a new private septic system. No new or expanded water or wastewater treatment facilities are necessary to serve the proposed project.</p> <p>Source: Amended Project Plans.</p>				

18.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
<p>Discussion: There are no public stormwater drainage facilities in the Bear Gulch Road community. The project includes the installation of a series of dry wells on private property to comply with the County's Drainage Policy, none of which are expected to cause a significant adverse environmental impact to the area.</p> <p>Source: Amended Project Plans.</p>				
18.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
<p>Discussion: The project will be served by the California Water Service Company, which has sufficient water supply for the proposed development. The California Water Service Company has provided conditional approval of the project. The applicant will be required to submit all necessary applications and fees to the District for connection to their water system.</p> <p>Source: Amended Project Plans.</p>				
18.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
<p>Discussion: The project involves the installation of a private septic system to serve the proposed development. The County Environmental Health Services has reviewed and conditionally approved the preliminary septic design plans.</p> <p>Source: Amended Project Plans.</p>				
18.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
<p>Discussion: Similar to neighboring properties, the proposed development will receive municipal trash pick-up service by Greenwaste. The single-family residence is expected to generate a minimal increase in waste. Furthermore, there is no indication that the landfill utilized has insufficient capacity.</p> <p>Source: Amended Project Plans.</p>				
18.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X

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

Source: Amended Project Plans.

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

Source: Amended Project Plans.

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

Source: Amended Project Plans.

19. MANDATORY FINDINGS OF SIGNIFICANCE.

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

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

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

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

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

Source: Subject Document; Amended Project Plans.

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

X

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

Source: Subject Document; Amended Project Plans.

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

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

MITIGATION MEASURES		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p>Mitigation Measure 1: All proposed lighting (interior and exterior) shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.</p> <p>Mitigation Measure 2: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.</p> <p>Mitigation Measure 3: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the</p>		

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

X

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



(Signature)

Planner III

(Title)

2/13/19

Date

ATTACHMENTS:

- A. Vicinity Map
- B. Amended Project Plans, received September 17, 2018
- C. Certified Initial Study and Mitigated Negative Declaration, 2017

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

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

DATE: April 18, 2019

TO: Zoning Hearing Officer

FROM: Planning Staff

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

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

PROPOSAL

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

Original Approval

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

RECOMMENDATION

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

BACKGROUND

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

Applicant: Davide Giannella, Architect, Acadia Architecture

Owner: Jane Jian, Gfl Group Inc.

Location: Bear Gulch Road, unincorporated Woodside

APN: 072-240-230

Size: 5.06 acres

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

Existing Zoning: Resource Management (RM)

General Plan Designation: Open Space

Sphere-of-Influence: Town of Woodside

Existing Land Use: Undeveloped

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

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

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

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

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

Chronology:

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

DISCUSSION

A. KEY ISSUES

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

1. Conformance with the County General Plan

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

a. Vegetative, Water, Fish and Wildlife Resources

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

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

The Development Review Criteria of the RM District Regulations prohibits the removal of trees with a circumference of more than 55 inches (measured at 4.5 feet above ground), except as may be required for development permitted under the Zoning Regulations, among other reasons. The Resource Management District allows single-family residences subject to the issuance of an RM Permit. None of the trees proposed for removal under the subject amendment are considered heritage trees by definition (Section 11,050(g)) under the County's Heritage Tree Ordinance. Furthermore, the trees removed will require replacement at a 1:1 ratio, including replacement

of all regulated oak trees with the same species, as recommended in the Subsequent Mitigated Negative Declaration (MND) and made a condition of approval in Attachment A of this staff report.

b. Soil Resources

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

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

c. Visual Quality

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

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

additional visual impacts to the area. Tree replanting at a 1:1 ratio will be required and utilities will be placed underground.

d. Rural Land Use

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

The building, grading, and tree removal modifications proposed under the subject amendment, as proposed and conditioned, will not have a significant additional impact on rural resources as concluded by the Subsequent Initial Study and Mitigated Negative Declaration prepared for the Amendment, included as Attachment D. Additionally, the immediate surrounding parcels range in similar size from 5 to 7 acres and contain larger one and two-story single-family residences that range from 3,500 sq. ft. to 7,000 sq. ft. in size. Thus, the proposed residence is found to be compatible with the surrounding type and density of development in the area.

e. Natural Hazards

Geotechnical Hazards

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

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

2. Conformance with the Energy Efficiency Climate Action Plan

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

The project amendment includes the removal of two (2) additional trees than previously approved. The additional tree removal is not considered significant in the context of GHG sequestration for the project area, given the site’s context in the surrounding densely forested area.

3. Conformance with the County Zoning Regulations

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

a. RM Development Standards

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

RM Development Standards		
Standard	Required	Proposed
Minimum Setbacks		
Front	50’	>100’
Rear	20’	>100’
Right Side	20’	44’
Left Side	20’	69’-9”
Maximum Height	36’	30’-8(1/2)”

b. RM Development Criteria

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

The amended grading operations and tree removal will allow the applicant to add a substantial increase in total square footage (i.e., subgrade basement, second unit, pool house) and adjust the garage to the opposite side of the residence with minimal additional environmental impacts related to air pollution and noise, as discussed in the Subsequent Mitigated Negative Declaration. Furthermore, see staff’s discussion in Section A.1.a and A.1.b above related to tree removal and grading.

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

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

The proposed amendment includes a new subgrade basement that will not generate any additional visual impacts from the original project approval. Additionally, existing topography and trees will help to screen and minimize the modifications proposed to the second unit (i.e., square footage increase), pool house (i.e., square footage increase), and garage (i.e., relocation, mezzanine) in relation to the surrounding rural character of the area. No new light sources or glare are expected from what the previous project approval considered and mitigated for (see Mitigation Measure 1 from the Subsequent Mitigated Negative Declaration), and the previously approved building materials and colors (including gray stucco walls with dark brown porcelain tile, light gray standing seam metal roof, and glass panel balcony railings) will continue to be used. Additionally, the Geotechnical Section and Department of Public Works have conditionally approved the additional grading proposed for the subgrade basement.

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

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

c. Use Permit Amendment

The previous project approval included a Use Permit for the second unit to exceed the maximum size limit of 1,200 sq. ft. to allow a 1,500 sq. ft. attached, two-story second unit at the rear of the proposed residence. The proposed amendment includes a request to further increase the size of the second unit to 1,603 sq. ft. by adding 72 sq. ft. to the 1st floor and 31 sq. ft. to the 2nd floor. The County's Second Unit Regulations was last updated on January 10, 2017 (effective February 10, 2017) and included a change to reduce the maximum size limit for a second unit, from 1,500 sq. ft. to 1,200 sq. ft. to be consistent with State legislature for second dwelling units. Therefore, the applicant was required to obtain a Use Permit to authorize a 1,500 sq. ft. second unit, as the approval was after the effective date of the regulation update. As of the writing of this report, the maximum size limit for a second unit remains 1,200 sq. ft. However, the County is currently in the process of a (second) update to the Second Unit Regulations that would revert the maximum size limit for a second unit from 1,200 sq. ft. to 1,500 sq. ft., based on a further interpretation of previous State legislature that the size limitation of 1,200 sq. ft. was intended to be a minimum size limitation, not a maximum.

In order for the Zoning Hearing Officer to approve the requested Use Permit Amendment to allow the second unit to exceed the maximum allowed size limit of 1,200 sq. ft., for a proposed size limit of 1,603 sq. ft., the following finding must be made:

That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Section 6429.4 of the County's Second Unit Regulations allows the floor area of an attached second unit to be 750 sq. ft. or 50% of the floor area of the primary residence (including habitable basements), whichever is larger, up to a maximum of 1,200 sq. ft., and the floor area of the second unit shall count against the total floor area allowed on the parcel. The floor area of the proposed second unit (1,603 sq. ft.) will be 15% of the floor area of the proposed primary residence (10,681 sq. ft.). The RM Zoning District Regulations has no lot coverage or floor area maximum for development. However, the floor area of all proposed development combined, would only total 6.2% of the 5-acre parcel.

Given the rural location, topography, and distance from neighboring residences, the increased size of the second unit will not generate any increased adverse impacts that are not already generated by the primary residence and mitigated for in the (Subsequent) Mitigated Negative Declaration. Ample on-site parking will be provided for both the main residence and second unit and the second unit will match the primary residence in design, colors, and materials. Additionally, the Environmental Health Division's review and conditional approval of the proposed septic system includes consideration of the proposed amendment to the second unit.

Therefore, staff does not believe that the establishment of a 1,603 sq. ft. second unit, in conjunction with the proposed single-family residential development will, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood. Furthermore, the project site is not located in the coastal zone, therefore, no coastal resources will be impacted by the project.

4. Conformance with the County Grading Ordinance

The proposed project amendment involves increasing the grading work by 110 cubic yards (c.y.) of excavation from what was previously approved, for a new total of 1,260 c.y. (including 900 c.y. of cut and 360 c.y. of fill). The additional excavation is necessary to accommodate the newly proposed subgrade basement. The Zoning Hearing Officer must make the following findings pursuant to Section 9290 of the San Mateo County Building Regulations:

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

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

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

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

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

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

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were certified on May 18, 2017 for the original project. A Subsequent Initial Study (IS) and Mitigated Negative Declaration (MND) were prepared and circulated to address project scope changes since adoption of the previous 2017 IS/MND. The public comment period commenced on February 13, 2019 and ended on March 4, 2019; no comments were received. Mitigation measures have been included as conditions of approval in Attachment A.

C. REVIEWING AGENCIES

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

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location/Vicinity Map
- C. Amended Project Plans

- D. Subsequent Initial Study and Mitigated Negative Declaration, dated February 22, 2019 (without attachments)
- E. Original Project Staff Report, dated May 18, 2017
- F. Original Zoning Hearing Officer Decision Letter, dated May 18, 2017

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2016-00111

Hearing Date: April 18, 2019

Prepared By: Summer Burlison,
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the Subsequent Initial Study and Mitigated Negative Declaration are complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and the applicable State and County Guidelines. A Subsequent Initial Study and a Mitigated Negative Declaration were prepared and issued for the project amendment, with a public review period from February 13, 2019 to March 4, 2019.
2. That, on the basis of the Subsequent Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Subsequent Mitigated Negative Declaration, will have a significant effect on the environment. The Subsequent Initial Study and Mitigated Negative Declaration identify potentially significant impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, climate change, hydrology/water quality, and tribal cultural resources. The mitigation measures contained in the Subsequent Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.
3. That the mitigation measures identified in the Subsequent Mitigated Negative Declaration, agreed to by the applicant, and identified as part of this public hearing, have been incorporated as conditions of project approval.
4. That the Subsequent Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Resource Management Permit Amendment, Find:

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

For the Use Permit Amendment, Find:

6. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood as the establishment of a 1,603 sq. ft. second unit, in conjunction with the proposed single-family residential development, will not generate any increased adverse impacts that are not already generated by the primary residence and mitigated for in the (Subsequent) Mitigated Negative Declaration. Sufficient onsite parking is proposed to accommodate the primary residence and second unit and the second unit will match the primary residence in design, color, and materials. Additionally, the Environmental Health Division's review and conditional approval of the proposed septic system includes consideration of the proposed 1,603 sq. ft. second unit. Furthermore, the project is not located within the Coastal Zone and therefore, will not have any impacts on coastal resources.

For the Grading Permit Amendment, Find:

7. That the granting of the grading permit amendment will not have a significant adverse effect on the environment. Based on the Subsequent Initial Study and Mitigated Negative Declaration, it is determined that the implementation of all mitigation measures would reduce the project's potential environmental impacts to less than significant levels. All recommended mitigation measures in the

(Subsequent) Mitigated Negative Declaration have been incorporated as conditions of approval below.

8. That the project amendment conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including those relative to erosion and sediment control, dust control, fire safety, and timing of grading activity. The project has been reviewed and conditionally approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
9. That the project amendment is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including applicable Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Visual Quality; Rural Land Use; and Natural Hazards policies as discussed in detail in the staff report dated April 18, 2019.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on April 18, 2019. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.
2. The Resource Management Permit, Use Permit, and Grading Permit Amendments shall be valid for one (1) year from the date of final approval in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within 180 days of its issuance. Any extension of these permits shall require submittal of written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,354.75, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,404.75, made payable to "San Mateo County Clerk", to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2019). The fee amount due is based on the date of payment of the fees.

4. The applicant shall submit the approved exterior color and material specifications as part of the building permit submittal. Color and materials verification by the Current Planning Section shall occur prior to final building inspection.
5. A total of thirty (30) trees are approved for removal as shown on the Tree Protection Plan, dated January 18, 2019, of which twelve (12) are regulated under the RM District Regulations. See Condition of Approval No. 18 for tree replacement requirements.
6. A Tree Protection Plan, in compliance with Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, shall be submitted with the building permit plans for review and approval by the Current Planning Section.
7. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.
8. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
9. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
10. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record, and approved by the Planning and Building Department. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer, and must be reviewed and approved by the Planning and Building Department.
11. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
12. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization

from the Community Development Director to conduct grading during the wet weather season.

13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00p.m. Weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
14. Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to San Mateo County Ordinance No. 4758. The impact fees shall be assessed at \$5.00 per sq. ft. over 2,500 sq. ft. of residential floor area.

Mitigation Measures from the Mitigated Negative Declaration (changes made to the mitigation measures are shown in strike-through and underline format):

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16. **Mitigation Measure 2:** Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.
17. **Mitigation Measure 3:** The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading “hard card” that, at a minimum, includes the “Basic Construction Mitigation Measures” as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

- e. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.
18. **Mitigation Measure 4:** All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size and location. Any regulated oak tree species removed shall be replaced with the same species. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets.
19. **Mitigation Measure 5:** In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
20. **Mitigation Measure 6:** In the event that paleontological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significant of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
21. **Mitigation Measure 7:** Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner be

immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. ~~If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.~~

22. **Mitigation Measure 8:** The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.
23. **Mitigation Measure 9:** No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
24. **Mitigation Measure 10:** An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.
25. **Mitigation Measure 11:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
26. **Mitigation Measure 12:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.
27. **Mitigation Measure 13:** The following measures shall be adhered to:
 - a. All crews working on the project are to receive Cultural Sensitivity Training.

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

Building Inspection Section

- 28. For the building plans submittal, provide clarification for driveway material shown on plan sheet A-1.1 versus plan sheet C-1.
- 29. The property is located within the State Responsibility Area Very High Fire Hazard Severity Zone and as such, the entire project shall meet the requirements of the appropriate sections of CRC Section 327 and/or CBC Chapter 7A.
- 30. The second unit shall have access to, and control of, an independent source of space conditioning.
- 31. The project shall include preparations for an Electric Vehicle Charging Station installation.

Geotechnical Section

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

Please include the Geotechnical File Number, 15G-45, in all correspondence with the Geotechnical Section of the Planning and Building Department.

Civil (Drainage) Section

33. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
34. At the building permit stage, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted as part of the project building permit application for review and approval by the Building Department.
35. Proposed facilities shall not be constructed in ingress and egress easements unless directly associated with ingress and egress to the property.

Environmental Health Services

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

Woodside Fire Protection District

38. A separate submittal shall be made to directly to the Woodside Fire Protection District for plan check during the building permit stage.
39. Approval from California Water Service Company for fire line supplies shall be submitted to the Woodside Fire Protection District.

40. Field inspection from the Woodside Fire Protection District is required for the following:
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 - c. Final location of the fire hydrant.
41. Any fire hydrant must be located within 500 ft. of all structures.

California Water Service Company

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



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

April 18, 2019

Davide Giannella
644 N. Santa Cruz Ave., Suite 6
Los Gatos, CA 95030

PROJECT FILE

Dear Mr. Giannella:

Subject: **LETTER OF DECISION**
Location: Bear Gulch Road, Unincorporated Woodside
APN: 072-240-230
File Number: PLN2016-00111

On April 18, 2019 the Zoning Hearing Officer considered your request for an amendment to a Resource Management Permit, Use Permit, Grading Permit and adoption of a subsequent Mitigated Negative Declaration for modifications to the Zoning Hearing Officer's May 18, 2017 approval for a new single-family residence. The approved modifications are as described in the staff report and supporting documents for the April 18, 2019 Zoning Hearing Officer meeting.

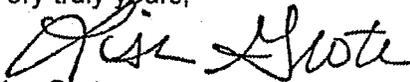
The Zoning Hearing Officer made the findings and approved this project subject to the conditions of approval as attached.

Any interested party aggrieved by the determination of the Zoning Hearing Officer may appeal this decision to the Planning Commission within ten (10) business days from such date of determination. The appeal period for this project will end on **May 2, 2019 at 5:00 p.m.**

Please direct any questions to Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

Also, please take a few minutes and complete the online version of our Customer Survey to help us enhance our customer service. The survey is available at: <http://planning.smcgov.org/survey>.

Very truly yours,



Lisa Grote
Zoning Hearing Officer
zhd0418_3_dr

cc: Assessor's Office
California Water Service Co.
County Geologist
Jane Jian, Gfl Group
Woodside Fire District

Building Inspection Section
County Environmental Health
County Parks and Recreation
Public Works Department
Woodside Community Development



County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2016-00111

Hearing Date: April 18, 2019

Prepared By: Project Planner Summer Burlison

Adopted By: Zoning Hearing Officer

FINDINGS

For the Environmental Review, Found:

1. That the Subsequent Initial Study and Mitigated Negative Declaration are complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and the applicable State and County Guidelines. A Subsequent Initial Study and a Mitigated Negative Declaration were prepared and issued for the project amendment, with a public review period from February 13, 2019 to March 4, 2019.
2. That, on the basis of the Subsequent Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Subsequent Mitigated Negative Declaration, will have a significant effect on the environment. The Subsequent Initial Study and Mitigated Negative Declaration identify potentially significant impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, climate change, hydrology/water quality, and tribal cultural resources. The mitigation measures contained in the Subsequent Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.
3. That the mitigation measures identified in the Subsequent Mitigated Negative Declaration, agreed to by the applicant, and identified as part of this public hearing, have been incorporated as conditions of project approval.
4. That the Subsequent Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Resource Management Permit Amendment, Found:

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

limit allowed in the RM Zoning District. Additionally, the project conforms to Section 6324.1 (*Environmental Quality Criteria*), Section 6324.4 (*Water Resources Criteria*), Section 6324.2 (*Site Design Criteria*), Section 6324.6 (*Hazards to Public Safety Criteria*) and Section 6326.4 (*Slope Instability Area Criteria*) of the RM Development Review Criteria. The project amendment, as proposed and conditioned, will not introduce long-term noise levels, or significant levels of air pollution emissions, and will incorporate low-impact development measures to ensure the proposed impervious surfaces will not result in adverse drainage or water quality impacts. The project will minimize adverse impacts on the rural character of the area by limiting grading and tree removal necessary to implement the project, utilizing building materials and colors that blend into the natural surrounding rural area. Additionally, the project will not compromise the stability of the project parcel or surrounding lands as a site specific geotechnical report prepared for the project concluded that landslide susceptibility is low at the project site based on site reconnaissance and geologic map review.

For the Use Permit Amendment, Found:

6. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood as the establishment of a 1,603 sq. ft. second unit, in conjunction with the proposed single-family residential development, will not generate any increased adverse impacts that are not already generated by the primary residence and mitigated for in the (Subsequent) Mitigated Negative Declaration. Sufficient onsite parking is proposed to accommodate the primary residence and second unit, and the second unit will match the primary residence in design, color, and materials. Additionally, the Environmental Health Division's review and conditional approval of the proposed septic system includes consideration of the proposed 1,603 sq. ft. second unit. Furthermore, the project is not located within the Coastal Zone and therefore, will not have any impacts on coastal resources.

For the Grading Permit Amendment, Found:

7. That the granting of the grading permit amendment will not have a significant adverse effect on the environment. Based on the Subsequent Initial Study and Mitigated Negative Declaration, it is determined that the implementation of all mitigation measures would reduce the project's potential environmental impacts to less than significant levels. All recommended mitigation measures in the (Subsequent) Mitigated Negative Declaration have been incorporated as conditions of approval below.

8. That the project amendment conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including those relative to erosion and sediment control, dust control, fire safety, and timing of grading activity. The project has been reviewed and conditionally approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

9. That the project amendment is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including applicable Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Visual Quality; Rural Land Use; and Natural Hazards policies as discussed in detail in the staff report dated April 18, 2019.

CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on April 18, 2019. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.
2. The Resource Management Permit, Use Permit, and Grading Permit Amendments shall be valid for one (1) year from the date of final approval in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within 180 days of its issuance. Any extension of these permits shall require submittal of written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,354.75, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,404.75, made payable to "San Mateo County Clerk", to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2019). The fee amount due is based on the date of payment of the fees.
4. The applicant shall submit the approved exterior color and material specifications as part of the building permit submittal. Color and materials verification by the Current Planning Section shall occur prior to final building inspection.
5. A total of thirty (30) trees are approved for removal as shown on the Tree Protection Plan, dated January 18, 2019, of which twelve (12) are regulated under the RM District Regulations. See Condition of Approval No. 18 for tree replacement requirements.
6. A Tree Protection Plan, in compliance with Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, shall be submitted with the building permit plans for review and approval by the Current Planning Section.

7. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.
8. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
9. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
10. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record, and approved by the Planning and Building Department. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer, and must be reviewed and approved by the Planning and Building Department.
11. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
12. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

COUNTY OF SAN MATEO PLANNING AND BUILDING

455 County Center, 2nd Floor
Redwood City, CA 94063
650-599-7310 T
www.planning.smcgov.org

May 18, 2017

Davide Giannella, Acadia Architecture
644 N. Santa Cruz Ave., Suite 6
Los Gatos, CA 95030

Dear Mr. Giannella:

Subject: **LETTER OF DECISION**
File No.: PLN2016-00111
Location: Bear Gulch Road, Woodside
Assessor's Parcel No.: 072-240-230

On May 18, 2017 the Zoning Hearing Officer considered a Resource Management (RM) Permit and Use Permit, pursuant to Sections 6313 and 6431, respectively, of the County Zoning Regulations, a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), to construct a new single-family residence with an attached 3-car garage, an attached second unit, a detached pool house, a pool and hot tub, and an outdoor kitchen/BBQ area on a legal, undeveloped 5-acre parcel on Bear Gulch Road in the unincorporated area of Woodside. A Use Permit is required to exceed the maximum allowed size for a second unit.

The Zoning Hearing Officer made the findings and approved this project subject to the conditions of approval as attached.

Any interested party aggrieved by the determination of the Zoning Hearing Officer may appeal this decision to the Planning Commission within ten (10) business days from such date of determination. The appeal period for this project will end on **June 2, 2017, at 5:00 p.m.**

Please direct any questions to Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

Also, please take a few minutes and complete the online version of our Customer Survey which will help us to enhance our customer service. Thank you in advance for your time in providing valuable feedback. The survey is available at: <http://planning.smcgov.org/survey>.

Very truly yours,



Lisa Grote
Zoning Hearing Officer

cc: Public Works Department
Building Inspection Department
Environmental Health Division
Planning Director, Town of Woodside
Woodside Fire Protection District
California Water Service Company
Jane Jian, Gfl Group, Inc.



County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2016-00111

Hearing Date: May 18, 2017

Prepared By: Summer Burlison,
Project Planner

Adopted By: Zoning Hearing Officer

FINDINGS

For the Environmental Review, Found:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from March 20, 2017 to April 10, 2017.
2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration identify potential significant impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, climate change, and hydrology and water quality. The mitigation measures contained in the Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Resource Management Permit, Found:

5. That the project conforms to the Development Standards and Development Review Criteria contained in Chapter 20A and Chapter 20A.2 of the San Mateo County Zoning Regulations. The project conforms to the minimum setbacks and maximum height limit allowed in the RM Zoning District. Additionally, the project conforms to Section 6324.1 (*Environmental Quality Criteria*), Section 6324.4 (*Water Resources Criteria*), Section 6324.2 (*Site Design Criteria*), Section 6324.5 (*Cultural Resources*), Section 6324.3 (*Utilities*), Section 6324.6 (*Hazards to Public Safety Criteria*) and Section 6326.4 (*Slope Instability Area Criteria*) of the RM Development Review Criteria. The project, as proposed and conditioned, will not introduce noxious odors, long-term noise levels, or significant levels of air pollution emissions, and will incorporate low-impact development measures to ensure the increase in impervious surfaces will not result in adverse drainage or water quality impacts. The project will minimize adverse impacts on the rural character of the area by limiting grading and tree removal necessary to implement the project, utilizing building materials and colors that blend into the natural surrounding rural area, installing new utilities underground, as well as ensuring that proper measures are taken should any unknown cultural resources be

unearthed during construction. Additionally, the project will not compromise the stability of the project parcel or surrounding lands as a site specific geotechnical report prepared for the project concluded that landslide susceptibility is low at the project site based on site reconnaissance and geologic map review, and the project will comply with Chapter 7A of the California Building Code for ignition resistant construction and materials, acceptable emergency fire access, adequate fire flow and water supplies as reviewed and conditionally approved by the Woodside Fire Protection District.

For the Use Permit, Found:

6. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood as the establishment of a 1,500 sq. ft. second unit, in conjunction with the proposed single-family residential development, will not generate any increased adverse impacts that are not already generated by the primary residence and mitigated for in the Mitigated Negative Declaration. Sufficient onsite parking is proposed to accommodate the primary residence and second unit and the second unit will match the primary residence in design, color, and materials. Additionally, the Environmental Health Division's review and conditional approval of the proposed septic system includes consideration of the proposed 1,500 sq. ft. second unit. Furthermore, the project is not located within the Coastal Zone and therefore, will not have any impacts on coastal resources.

For the Grading Permit, Found:

7. That the granting of the permit will not have a significant adverse effect on the environment. After reviewing the Initial Study and Mitigated Negative Declaration as required by CEQA, it is determined that the implementation of all mitigation measures would reduce the project's potential environmental impacts to less than significant levels. All recommended mitigation measures in the Mitigated Negative Declaration have been incorporated as conditions of approval below.
8. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including those relative to erosion and sediment control, dust control, fire safety, and timing of grading activity. The project has been reviewed and conditionally approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
9. That the project is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including applicable Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Visual Quality; Historical and Archaeological Resources; Rural Land Use; Water Supply; Wastewater; and Natural Hazards policies as discussed in detail in the staff report dated May 18, 2017.

CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on May 18, 2017. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.
2. The Resource Management Permit, Use Permit, and Grading Permit shall be valid for one (1) year from the date of final approval in which time a valid building permit shall be issued and a

completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within 180 days of its issuance. Any extension of these permits shall require submittal of written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,216.25, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,266.25, made payable to "San Mateo County Clerk", to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2017). The fee amount due is based on the date of payment of the fees.
4. The applicant shall submit the approved exterior color and material specifications as part of the building permit submittal. Color and materials verification by the Current Planning Section shall occur prior to final building inspection.
5. A total of 28 trees are approved for removal as shown on the Tree Protection Plan, dated August 16, 2016, of which 17 are regulated under the RM District Regulations. See Condition of Approval No. 19 for tree replacement requirements.
6. A Tree Protection Plan, in compliance with Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, shall be submitted with the building permit plans for review and approval by the Current Planning Section.
7. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.
8. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
9. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
10. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer, and must be reviewed and approved by the Department of Public Works and the Current Planning Section.
11. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
12. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.

13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
14. Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to San Mateo County Ordinance No. 4758. The impact fees shall be assessed at \$5.00 per sq. ft. over 2,500 sq. ft. of residential floor area.

Mitigation Measures from the Mitigated Negative Declaration (changes made to the mitigation measures are shown in strike-through and underline format):

15. **Mitigation Measure 1:** All proposed lighting (interior and exterior) shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises. Verification of installed exterior light fixtures by the Current Planning Section shall occur prior to final building inspection.
16. **Mitigation Measure 2:** Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.
17. **Mitigation Measure 3:** The applicant shall submit an Air Quality Best Management Practices Plan to the Planning and Building Department prior to the issuance of any grading “hard card” or building permit that, at a minimum, includes the “Basic Construction Mitigation Measures” as listed in Table 8-1 of the BAAQMD CEQA Guidelines (May 2011). These measures shall be implemented prior to beginning any grading and/or construction activities and shall be maintained for the duration of the project grading and/or construction activities:
 - a. All exposed surfaces (e.g. parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

- f. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.
 - h. Minimize the idling time of diesel powered construction equipment to two minutes.
18. **Mitigation Measure 4:** All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size and location. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets. Tree planting verification by the Current Planning Section shall occur prior to final building inspection.
19. **Mitigation Measure 5:** In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
20. **Mitigation Measure 6:** In the event that paleontological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significant of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
21. **Mitigation Measure 7:** Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
22. **Mitigation Measure 8:** The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

23. **Mitigation Measure 9:** No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
24. **Mitigation Measure 10:** An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Building Inspection Section

25. For the building plans submittal, provide clarification for driveway material shown on plan sheet A-1.1 versus plan sheet C-1.
26. The property is located within the State Responsibility Area Very High Fire Hazard Severity Zone and as such, the entire project shall meet the requirements of the appropriate sections of CRC Section 327 and/or CBC Chapter 7A.
27. The second unit shall have access to, and control of, an independent source of space conditioning.
28. The project shall include preparations for an Electric Vehicle Charging Station installation.

Geotechnical Section

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

Please include the Geotechnical File Number, 15G-45, in all correspondence with the Geotechnical Section of the Planning and Building Department.

Department of Public Works

30. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

31. Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
32. Proposed facilities shall not be constructed in ingress and egress easements unless directly associated with ingress and egress to the property.

Environmental Health Division

33. The applicant shall comply with all requirements of the Environmental Health Division's Onsite Wastewater Treatment System Ordinance and Onsite Systems Manual for the installation of the septic system.

Woodside Fire Protection District

34. The address shall be clearly posted and visible from the street with a minimum of 4-inch numbers on contrasting background.
35. An approved spark arrestor shall be provided for all chimneys, including any outside fireplace.
36. Smoke detectors and Carbon Dioxide detectors must be installed pursuant to code.
37. An NFPA 13D Fire Sprinkler system must be installed in the Main Residence and Guest House.
38. Prior to the start of construction, 100 feet of defensible space shall be provided around the proposed new structures. Upon final construction inspection, 30 feet of perimeter defensible space shall be provided from the new structures.
39. Driveway grades over 15% shall be brushed concrete. The driveway grade shall not exceed 20%. All shared areas of the driveway shall be 18 feet. in width.
40. The location and distance of the nearest existing or proposed hydrant must be shown on the site plan submitted as part of the building permit plans.

California Water Service Company

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