

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

DATE: April 7, 2022

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Regulations, to subdivide a 17,855 sq. ft. parcel into one (1) 9,775 sq. ft. parcel (Lot 1) and one (1) 8,081 sq. ft. parcel (Lot 2), located at 2036 Kings Lane in the unincorporated San Mateo Highlands area of San Mateo County. The project includes the removal of one (1) significant size tree.

County File Number: PLN 2021-00375 (Ping Guo)

PROPOSAL

The applicant is proposing to subdivide a 17,855 sq. ft. parcel located at 2036 Kings Lane to create one 9,775 sq. ft. parcel (Lot 1) and one 8,081 sq. ft. parcel (Lot 2). All existing buildings on the parcel will be demolished. Both proposed parcels will take access directly from Kings Lane. Public utilities will be provided by existing overhead lines. Water will be supplied by the California Water Service, via an existing water line serving the project site. The Crystal Springs County Sanitation District will provide sewer service to the site. One (1) significant size Monterey cypress tree is proposed for removal. According to the application, the removal is proposed to accommodate future single-family residential developments.

RECOMMENDATION

That the Zoning Hearing Officer approve PLN 2021-00375 by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Glen Jia, Planner III, Telephone 650/363-1803 bjia@smcgov.org

Owner/Applicant: Ping Guo

Location: 2036 Kings Lane, San Mateo Highlands

APN: 041-212-070

Size: 17,855 sq. ft.

Existing Zoning: R-1/S-8 (One Family Residential District/7,500 sq. ft. minimum parcel size)

General Plan Designation: Medium Low Density Residential, Urban (2.4-6.0 dwelling units/acre)

Sphere-of-Influence: City of San Mateo

Existing Land Use: Single-family residence

Water Supply: California Water Service (Cal Water), San Mateo Division

Sewage Disposal: Crystal Springs County Sanitation District

Flood Zone: Flood Zone X (Areas of Minimal Flooding), FEMA Panel No. 06081C0165E, effective date October 16, 2012.

Environmental Evaluation: The project is categorically exempt under Section 15315 of the California Environmental Quality Act Guidelines. Class 15 consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels. The project does not involve a variance or exception and all services and access in compliance with County standards are available.

Setting: The parcel is located south of the corner of Kings Lane and Crown Court. The 17,855 sq. ft. site includes a single-family residence, which is proposed to be demolished. The site has an average slope of less than 20 percent and is surrounded by existing single-family homes.

DISCUSSION

A. KEY ISSUES

1. Compliance with the County General Plan

The County General Plan designates the subject property as Medium Low Density Residential (2.4-6.0 dwelling units/acre). The proposed land division will result in a density of 4.88 dwelling units per acre and is in compliance with this designation. The proposal is consistent with the surrounding residential land uses, per Policies 8.14 (*Land Use Compatibility*) and 8.35 (*Uses*), respectively.

General Plan Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The project site is within a neighborhood of single-family dwellings on lots between 7,000 sq. ft. and

16,000 sq. ft. in size. Both sewer and water services are available and have adequate capacity to serve this subdivision. Additionally, Kings Lane is an existing improved street, maintained by the County Department of Public Works. The proposed subdivision represents infill of an urban area, and the proposed parcel sizes are in compliance with the minimum parcel size (7,500 sq. ft.) required in this zoning district. The project also conforms to Policy 8.37 (*Parcel Sizes*).

2. Compliance with the County Zoning Regulations

The subject parcel is zoned R-1/S-8 (Single-Family Residential/7,500 sq. ft. minimum parcel size). The two parcels resulting from this subdivision will be in compliance with the minimum required standards of the R-1/S-8 District as illustrated in Table 2:

Table 2 S-8 Combining District Standards				
	Minimum Lot Size Required	Proposed Net Lot Size	Minimum Lot Width Required	Proposed Average Lot Width
Lot 1	7,500 sq. ft.	9,775 sq. ft.	60 feet	60.46 feet
Lot 2	7,500 sq. ft.	8,081 sq. ft.	50 feet	64.75 feet
Source: S-8 Combining District Development Standards, Zoning Regulations Section 6300				

Section 7020.2.c of the County Subdivision Regulations regulates lot depth. This section states that the lot depth shall be as necessary to provide the minimum parcel size for the zoning district, but in no case shall be less than 100 feet nor greater than three times the width, exclusive of rights-of-way or easements necessary for road purposes. The two proposed parcels are in compliance as the proposed lot depth is approximately 159 feet.

The applicant submitted a footprint analysis that includes building envelopes (shown in Attachment E), compliant with R-1/S-8 zoning standards. Future development of single-family residences on the two proposed parcels can comply with the R-1/S-8 zoning district standards.

3. Compliance with the County Subdivision Regulations

The proposed Tentative Parcel Map (Attachment C) for the Minor Subdivision has been reviewed by staff under the provisions of the County Subdivision Regulations which implement the Subdivision Map Act (Section 66410, et seq., of the Government Code of the State of California). The County's

Building Inspection Section, Department of Public Works, and County Fire Department have also reviewed the proposed project and found that, as conditioned, it complies with their respective standards.

This Minor Subdivision application has been reviewed and approved by the Planning and Building Department's Geotechnical Section, with the condition that the undocumented grading issue shall be addressed prior to the issuance of Building Permits.

This Minor Subdivision application has been reviewed and approved with conditions by the Department's Drainage Review Section. The applicant is required to submit a drainage analysis (prepared by a licensed civil engineer), a roadway plan and driveway plans at the time of building permit submittal for any future homes on the created parcels, a recorded maintenance responsibility plan for any private drainage and/or roadway facilities, as-built plans, and written utilities certification letters.

Per Section 7013.3.b of the County Subdivision Ordinance, the Zoning Hearing Officer must make the following findings in order to approve the proposed subdivision:

1. **That the proposed map is consistent with applicable general and specific plans;**

The project is consistent with the County's General Plan as described in Section A.1 of this report. It will result in development that conforms to the Land Use Element's density limits and will implement General Plan Policies 8.14, 8.29, 8.35, and 8.37.

2. **That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;**

Staff has reviewed the design of the proposed subdivision and found it consistent, as conditioned in Attachment A of this report, with State and County land division regulations. The project is consistent with the County General Plan and Zoning Regulations as discussed in Sections A.1 and A.2 of this report.

3. **That the site is physically suitable for the type of development;**

This site is physically suited for residential development as it has a minimal slope that residential development can accommodate, there are residential services available, and residential access is easily provided from Kings Lane. There is no identified sensitive habitat in the general project vicinity and minimal tree removal is needed to facilitate future developments. Further, the site is within an

established residential neighborhood made up of similar parcel sizes and this project would be consistent with the existing neighborhood lot fabric. The project was reviewed by the Building Inspection Section, Geotechnical Review Section, Department of Public Works, County Fire Department, water and sewer districts, among others, who all indicated that they had no comments or recommended conditional approval.

4. **That the site is physically suitable for the proposed density of development;**

This site is physically suited for the proposed density of two single-family residential parcels. The parcels meet the requirements of the zoning regulations and will allow conforming single-family dwellings to be built. The proposed density is within the range required by the General Plan designation. There are existing sewer, water, gas, electric, cable and television lines that serve the existing development on the parent parcel. Water is provided by the California Water Service Company and sewer services by the Crystal Springs County Sanitation District.

5. **That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the above, a tentative map or tentative parcel map may be approved if an EIR was prepared for the subdivision and a finding is made pursuant to Subdivision (c) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make the mitigation measures or project alternatives identified in the EIR infeasible.**

The project is located in a developed medium low density residential neighborhood. There is no identified undisturbed natural habitat in the general vicinity of the project. There is no evidence to suggest that, with the implementation of standard erosion and stormwater control measures during construction, that the project will cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

One (1) significant size tree is proposed for removal as part of the proposed subdivision. The removal is necessary to carry out the proposed construction of two (2) new single-family residences. Staff concludes the tree removal is necessary to accommodate the proposed residences and will not substantially impact the environment. The County's standard condition requiring the

replacement of the removed tree has been included as Condition No. 5 in Attachment A.

6. **That the design of the subdivision or type of improvements is not likely to cause serious public health problems;**

The proposed subdivision is not likely to cause serious public health problems as it is served by public water and sewer systems that have adequate capacity to serve this project. Review of the project by affected agencies yielded no objections. There are no hazardous or noxious uses proposed and no public health problems are likely to occur from construction and grading work.

7. **That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The tentative map indicates that there are no existing easements on the subject property.

8. **That in this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, are otherwise available within a reasonable distance from the subdivision, will be provided, and are substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the Advisory Agency to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

Not applicable, as no easements of record exist.

9. **That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.**

The Crystal Springs Sanitation District has reviewed the application and found no concerns with the connections to the public sewer system.

10. **That the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act") and that the resulting parcels following a subdivision of that land**

would not be too small to sustain their agricultural use. For purposes of this section, land shall be presumed to be in parcels too small to sustain their agricultural use if the land is: (a) Less than ten (10) acres in size in the case of prime agricultural land, or; (b) Less than forty (40) acres in size in the case of land which is not prime agricultural land. A subdivision of land subject to the Williamson Act, with parcels smaller than those specified above, may be approved only under the special circumstances prescribed in Section 66474.4(b) of the Map Act.

The project site is not subject to a Williamson Act contract and is not designated by the General Plan as open space so the findings regarding such are not applicable to this proposed subdivision.

11. **That, for a subdivision on land located in a State Responsibility Area or a Very High Fire Hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:**
 - (a) **The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code;**
 - (b) **Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection by contract entered into Pursuant to Section 4133, 4142, or 4144 of these Public Resources Code; and**
 - (c) **To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code as interpreted and applied by the County Fire Marshal, and any applicable County ordinance.**

The project site is located in a Local Responsibility Area and a Very High Fire Hazard severity zone. The project has been approved with conditions by the San Mateo County Fire Department. The recommended conditions of approval from San

Mateo County Fire Department are included in Attachment A of this report.

12. **That, for the subdivision of land designated in the County General Plan as open space and located in a State Responsibility Area or a Very High Fire Hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:**

- (a) **The subdivision is consistent with the open space purpose; and;**
- (b) **If the subdivision would result in parcels that are forty (40) acres or smaller in size, those parcels are subject to a binding and recorded restriction prohibiting the development of a habitable, industrial, or commercial building or structure, while all other structures shall comply with defensible space requirements described in Government Code Section 51182 or Section 4291 of the Public Resources Code. Any later approval to remove the aforementioned binding restriction shall make the subdivision subject to the requirements of (11) above.**

The project site is not designated as open space in the County General Plan. It is located in a Local Responsibility Area and a Very-High Severity zone. The project has been approved with conditions by the San Mateo County Fire Department. The recommended conditions of approval from the Fire Department are included in Attachment A of this report.

4 Compliance with In-Lieu Park Fees

Subdivision Ordinance Chapter 4, Article 6 (*Park and Recreation Facilities*) requires that, as a condition of approval of a tentative map or tentative parcel map, the subdivider is required to dedicate land for park and recreation facilities. Alternatively, a subdivider can pay a fee in lieu of dedication for the purposes of acquiring, developing or rehabilitating County park and recreation facilities and/or assisting other providers of park and recreation facilities in acquiring, developing or rehabilitating facilities that will serve the proposed subdivision. Section 7055.3 (of the Subdivision Ordinance) further defines the formula for calculating the in-lieu fee for subdivisions of fifty lots or less. The anticipated fee for this subdivision is \$34,335.00 for in-lieu park fees. A worksheet showing the computation methodology is included in Attachment F. However, the final fee shall be

based upon the assessed value of the project parcel at the time of recordation of the parcel map.

B. ENVIRONMENTAL REVIEW

The proposed minor subdivision is categorically exempt from California Environmental Quality Act environmental review procedures, pursuant to Class 15, Section 15315 of the California Environmental Quality Act. This exemption applies to the division of property located in urbanized areas, into four or fewer parcels. The division must be in conformance with the General Plan, require no variances, all infrastructure and utility services are available and access to the property meets local standards. The property cannot have been involved in a subdivision in the last two years, and the property must have an average slope of less than twenty percent (20 percent). This project site is within an urban/residential zone and would create only two parcels. As discussed above, the project is in conformance with the County's General Plan and requires no variances to allow for future construction. All necessary service providers have confirmed they can provide their respective services to the subject property and adequate public access to the site exists. The subject property has not been subdivided in the last two years and has an average slope of less than 20 percent.

C. REVIEWING AGENCIES

Building Inspection Section
Drainage Review Section
Geotechnical Review Section
San Mateo County Department of Public Works
San Mateo County Fire Department
West Bay Sanitary District
California Water Service – San Mateo
Crystal Springs County Sanitation District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Tentative Map
- D. Arborist Report
- E. Footprint Analysis
- F. Parkland In-Lieu Fee Worksheet

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2021-00375

Hearing Date: April 7, 2022

Prepared By: Glen Jia, Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the proposed minor subdivision is categorically exempt from California Environmental Quality Act environmental review procedures, pursuant to Class 15, Section 15315 of the California Environmental Quality Act. This exemption applies to the division of property located in urbanized areas, into four or fewer parcels. The division must be in conformance with the General Plan, require no variances, all infrastructure and utility services are available and access to the property meets local standards. The property cannot have been involved in a subdivision in the last two years, and the property must have an average slope of less than twenty percent (20 percent). This project site is within an urban/residential zone and would create only two parcels. As discussed above, the project is in conformance with the County's General Plan and requires no variances to allow for future construction. All necessary service providers have confirmed they can provide their respective services to the subject property and adequate public access to the site exists. The subject property has not been subdivided in the last two years, and has an average slope of less than 20 percent.

For the Minor Subdivision, Find:

2. That the proposed map is consistent with applicable general and specific plans. The proposed map will result in development that conforms to the Land Use Element's density limits and is compatible with surrounding land uses.
3. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans. Staff has reviewed the design of the proposed subdivision and found it consistent, as conditioned in Attachment A of this report, with State and County land division regulations. The project is consistent with the County General Plan and Zoning Regulations as discussed in Sections A.1 and A.2 of this report.

4. That the site is physically suitable for the type of development. This site is physically suited for residential development as it has a minimal slope that residential development can accommodate, there are residential services available, and residential access is easily provided from Camino al Lago. There is no identified sensitive habitat in the general project vicinity and minimal tree removal is needed to facilitate development. Further, the site is within an established residential neighborhood made up of similar parcel sizes and this project would be consistent with the existing neighborhood lot fabric. The project was reviewed by the Building Inspection Section, Geotechnical Review Section, Department of Public Works, County Fire Department, water and sewer districts, among others, who all indicated that they had no comments or recommended conditional approval.
5. That the site is physically suitable for the proposed density of development. The parcels resulting from this subdivision meet the requirements of the zoning regulations and will allow conforming single-family dwellings to be built. There are no physical constraints that will prohibit development of houses on each parcel. There is existing sewer, water, gas, electric, cable and television lines that serve the existing development on the parent parcel.
6. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project is located in a developed medium density residential neighborhood. There is no identified undisturbed natural habitat in the general vicinity of the project. There is no evidence to suggest that, with the implementation of standard erosion and stormwater control measures during construction, that the project will cause substantial environmental damage or substantially injure fish or wildlife or their habitat. One (1) significant size tree is proposed for removal as part of the proposed subdivision. The removal is necessary to carry out the proposed construction of two (2) new single-family residences. Staff has concluded that the removal of this tree is necessary to allow for conforming development of the lots and will not substantially impact the environment.
7. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision is served by public water and sewer systems that have adequate capacity to serve this project. Review of the project by affected agencies yielded no objections. There are no hazardous or noxious uses proposed and no public health problems are likely to occur from construction and grading work.
8. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The tentative map indicates that there are no existing easements on the subject property.

9. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The Crystal Springs Sanitation District has reviewed the application and found no concerns with the connections to the public sewer system.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval only applies to the proposal, documents and plans described in this report and approved by the Zoning Hearing Officer on April 7, 2022. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with this approval.
2. This subdivision approval is valid for two years, during which time a parcel map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees prior to the expiration date.
3. A building permit shall be applied for and obtained from the Building Inspection Section prior to demolishing the existing on-site structures. These structures shall be demolished prior to recordation of the parcel map.
4. Prior to recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by County Subdivision Regulations, Section 7055.3. The fees shall be based upon the assessed value of the project parcel at the time of recordation and calculated as shown on the attached worksheet.
5. No additional trees, beyond the one identified in this report, are approved for removal. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal. The applicant is required to plant one (1) replacement tree, minimum 15-gallon size, for the removed tree. All tree replanting shall be completed prior to the final inspection of the building permits for the new single-family dwellings.
6. Prior to the issuance of a building permit for any demolition or future construction, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion will be mitigated during the construction period. The erosion control measures shall be in place at all times during construction. Only upon issuance of the building permit to demolish the existing structures on the parcel may the trees approved for removal be removed.

7. The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Geotechnical Section

- 8. The undocumented fill shall be addressed during subdivision level improvements/demolition, including the potential benefits of removing and replacing undocumented fill prior to the issuance of Building Permits.

Building and Drainage Section

- 9. Existing structure(s) on the parcel will need to be demolished with permit(s) prior to subdivision recordation.
- 10. Building Permits shall be required for the proposed structures.
- 11. Stormwater Management Design: Prior to the issuance of a building permit for new residential development on the original parcel or on either of the lots created pursuant to this subdivision, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision consistent with the County's current Drainage Manual and submit it to the Department of Planning and Building for review and approval. The drainage analysis shall consist of a written narrative and plan. The flow of the stormwater onto, over, and off the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the measures to certify adequate drainage. Recommended measures shall be designed and included on applicable improvement plans and submitted to the Department of Planning and Building for review and approval.
- 12. Driveway Design: Prior to the issuance of a building permit for new residential development on the original parcel or on either of the lots created pursuant to this subdivision, the applicant shall submit a roadway plan and driveway plans and profiles for each parcel, to the Department of Public Works and the Department of Planning and Building. Site plan shall show driveway access for each parcel up to the proposed garage slab. Driveways must comply with County standards for driveway design (maximum slopes not to exceed 20 percent and their elevation at the property line must be the same elevation as the centerline of the access roadway). The driveway plans shall also include and show specific provisions and details for handling both the existing and the proposed drainage.

13. Maintenance Responsibility: If applicable, the applicant shall record documents which identify who will be responsible for any future maintenance of any private drainage and/or roadway facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Planning and Building for review. If applicable, said documents shall be recorded prior to recordation of the parcel map.
14. "As-built" Plans: All construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "as-built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
15. Written Utilities Certification Letters: The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.
16. Encroachment Permit: No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

Department of Public Works

17. The applicant shall have prepared, by a Registered Civil Engineer, a drainage analysis of the proposed subdivision 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 being subdivided 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 predeveloped state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.
18. Prior to the issuance of the BLD permit or PLN permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include

and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

19. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
20. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.
21. Prior to recording the final map, the applicant will be required to submit to the Department of Public Works a complete set of improvement plans including all provisions for roadways, driveways, utilities, storm drainage, and stormwater treatment, all in accordance with the County Subdivision Regulations, County Standard Details, County Drainage Policy and NPDES permit. Improvement plans must be accompanied by a plan review deposit in the amount of \$1,000 made payable to the County of San Mateo Department of Public Works.

Upon the Department of Public Works' approval of the improvement plans, the applicant will be required to execute a Subdivision Improvement Agreement and post securities with the Department of Public Works as follows:

- a. Faithful Performance – 100 percent on the estimated cost of constructing the improvements;
 - b. Labor and Materials - 50% of the estimated cost of constructing the improvements.
22. The applicant shall submit a Parcel Map to the Department of Public Works County Surveyor for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter Department conditions have been met.
 23. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.

Crystal Springs County Sanitation District

24. The vesting tentative parcel map indicates that the property will be subdivided into two parcels. The Sewer District records indicate that the property has one existing sewer connection. The Sewer District will allow the proposed additional one (1) connection provided that all associated fees are paid. The Sewer District will

require the applicant to purchase the additional sewer connection and obtain all appropriate permits for the installation of the connection. The fees for new sewer connection will be calculated based on the plans submitted prior to final approval of the building plans.

25. Each subdivided parcel must connect to the Sewer District main with an individual 4-inch sewer lateral.
26. The applicant shall submit building plans to the Sewer District for review when the building permit application is submitted to County of San Mateo Building Department. The plans shall indicate the location of the existing and proposed sewer laterals to the Sewer District main. The County Sanitary Sewer and Streetlight Requirements Checklist can be found on our website at <http://publicworks.smcgov.org/sewer-services> . All appropriate information and notes shall be included on the plans.
27. A Sewer Inspection Permit (SIP) must be obtained to cap the existing sewer lateral prior to demolition of the existing building. The Sewer Inspection Permit may be obtained from the Sewer District office at 555 County Center, 5th Floor, Redwood City.
28. The Sewer District would approve the re-use of an existing sewer lateral if the applicant provides the Sewer District with evidence (i.e., closed circuit video camera inspection), prior to final plan approval, that the existing lateral between the property line cleanout and sewer main meets Sewer District standards and is in acceptable condition and the lateral connection to the main is also acceptable. The existing lateral shall be removed and replaced at the property owner's expense if the Sewer District determines that the line is in poor condition or if the lateral does not meet Sewer District standards.
29. If the existing lateral is to be replaced, the plans must show sufficient information of the proposed sewer lateral and property line cleanout for the Sewer District's review and approval. Attached is the County Sanitary Sewer and Streetlight Requirements Checklist, for your use. All appropriate information and notes shall be included on the plans.
30. The applicant shall pay a plan review fee in the amount of \$300. Payment shall be made to the County of San Mateo.

San Mateo County Fire Department

31. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in

the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15 percent shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

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

Parks Department

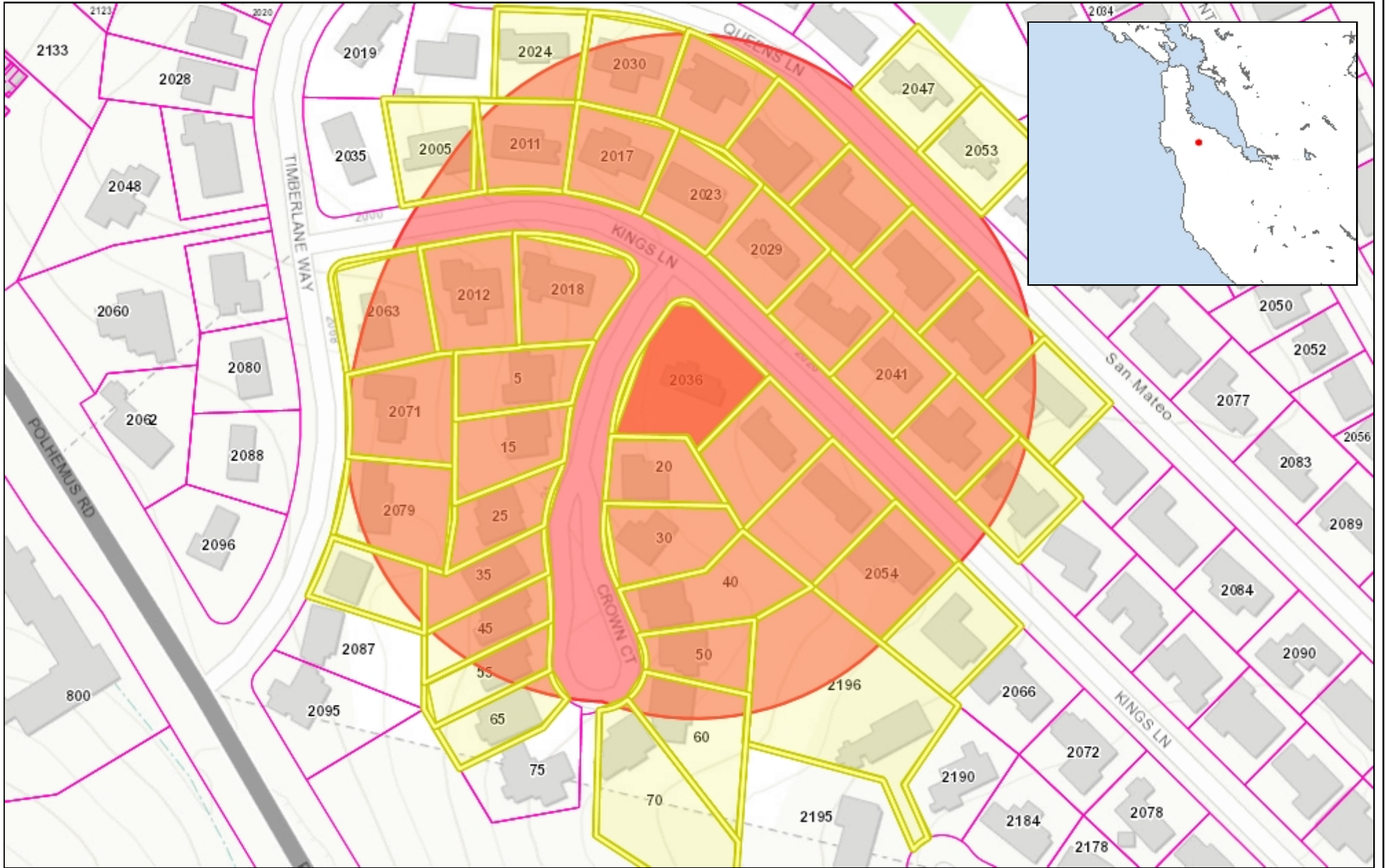
33. Preliminary review of Arborist report and proposed subdivision offered no significant detail on existing tree future including recommendations for removal based on health or condition. Please note the existing arborist report does not meet minimal requirements of SECTION 12,020.4 or 12,020.5. Updated arborist reports will be required for each parcel when development plans are submitted for review.

GJI:cmc – GJIGG0085_WCU.DOCX



County of San Mateo - Planning and Building Department

ATTACHMENT B



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,257



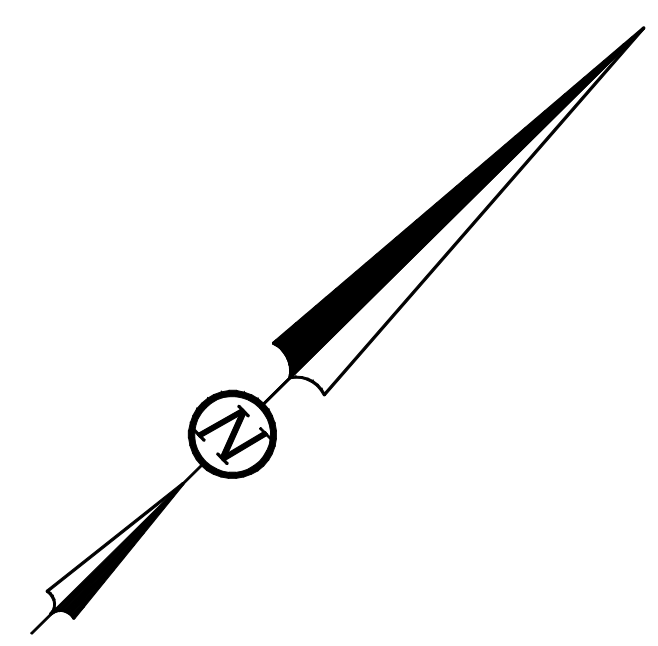
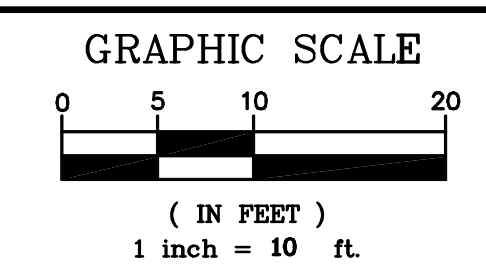
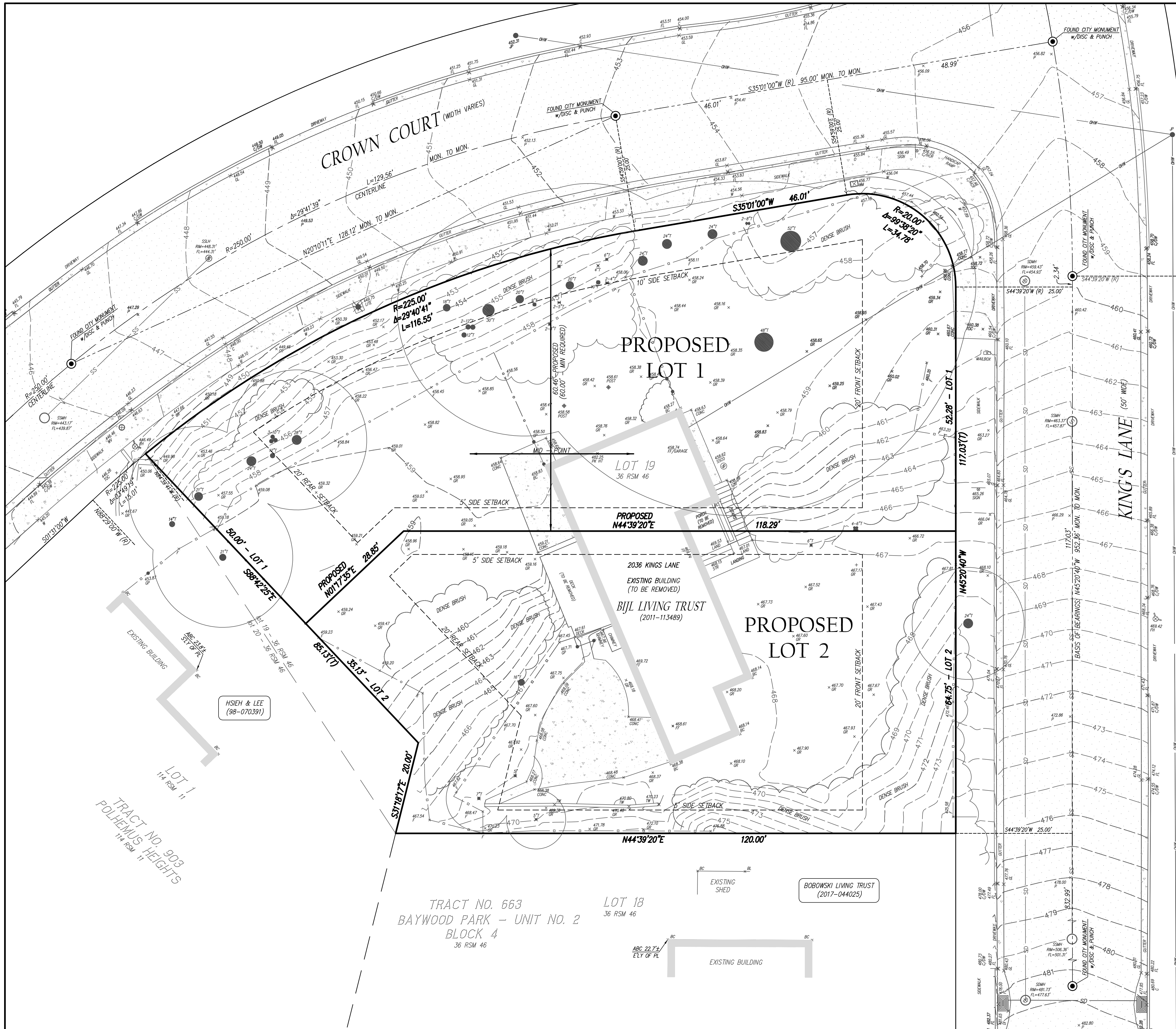
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



County of San Mateo - Planning and Building Department

ATTACHMENT C



LEGEND	
⊙	FOUND CITY MONUMENT AS NOTED
()	RECORD DATA
▭	BUILDING FOOTPRINT
▭	CONCRETE
▭	ASPHALT
ABC	ADJACENT BUILDING CORNER
BC	BUILDING CORNER
C	TOP OF CURB
CONC	CONCRETE
DI	DRAIN INLET
DW	DRIVEWAY
F	FENCE
FH	FIRE HYDRANT
FL	FLOW LINE
GP	GATE POST
GR	GROUND SHOT
JP	JOINT POLE
OHW	OVERHEAD WIRE
P	PAVEMENT
PL	PROPERTY LINE
SD	STORM DRAIN
SS	SANITARY SEWER LINE
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STR	STAIRS
# T	DIAMETER OF TREE (INCHES)
TOC	TOP OF CONCRETE
TRW	TREE WELL
TW	TOP OF WALL
W	BACK OF SIDEWALK
WM	WATER METER

OWNER/SUBDIVIDER:
 THE BIJL LIVING TRUST
 2036 KING'S LANE
 SAN MATEO CA 94402

BASIS OF BEARINGS:
 MONUMENT LINE IN KING'S LANE PER
 TRACT NO. 663 BAY WOOD PARK
 UNIT NO. 2 (36 M 47)
 BEARING: N45°20'40"W

BASIS OF ELEVATIONS:
 NORTH AMERICAN VERTICAL DATUM
 OF 1988 (NAVD88) ESTABLISHED
 VIA LEICA SMARTNET RTK GPS
 OBSERVATIONS.

BASIS OF SURVEY:
 MONUMENTS ESTABLISHING THE RIGHT OF
 WAYS OF KING'S LANE AND CROWN COURT.

AREA TABLE:
 PROPOSED LOT 1: 9,775± SQ. FT.
 PROPOSED LOT 2: 8,081± SQ. FT.
 TOTAL AREA: 17,855± SQ. FT.

---	ADJACENT PARCEL/LOT LINE
---	CENTERLINE
---	HISTORIC PARCEL/LOT LINE
---	MONUMENT LINE
---	PROPOSED LOT LINE
---	SUBJECT PROPERTY
---	TIE LINE

VESTING TENTATIVE PARCEL MAP XXXXX

A 2 LOT SUBDIVISION

REAL PROPERTY DESCRIBED IN THAT
 CERTAIN DEED RECORDED ON SEPTEMBER 29, 2011
 AS SERIES NUMBER 2011-113489; BEING
 A PORTION OF LOT 19, BLOCK 4, TRACT NO. 563
 BAYWOOD PARK, UNIT NO. 2 (36 M 45)
 UNINCORPORATED AREA OF THE COUNTY OF
 SAN MATEO, STATE OF CALIFORNIA
 SEPTEMBER, 2021 SCALE 1" = 10'
 BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101
 RICHMOND, CA 94806
 (510) 223-5167



County of San Mateo - Planning and Building Department

ATTACHMENT D

Pre-Development Tree Inventory and Assessment

2036 Kings Lane
San Mateo, CA 94402

Prepared for:

Ping Guo

September 26, 2021

Prepared by:



Pacifica, CA
650.542.8733

ASCA - Registered Consulting Arborist® #651
ISA - Certified Arborist® MA-4851A

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Limits of Assignment..... 3

Observations 3

 Tree Inventory and Assessment 3

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 Suitability for Preservation 6

 Significant Trees – SMCOC 12.012 7

Recommendations..... 8

QUALIFICATIONS, ASSUMPTIONS, & LIMITING CONDITIONS..... 9

CERTIFICATION OF PERFORMANCE..... 10



Summary

I inventoried sixteen (16) trees on the project site. Twelve (12) of the trees have “Significant” status and another four (4) trees may have “Significant” status depending on how San Mateo County dictates the measurement of multi-stem trees. This report provides baseline information for the design team regarding the trees on site, their condition, and suitability for preservation.

Purpose and Use of this Report

This report is to be used by the property owners and their agents as a reference of existing tree conditions and to guide them in home design that will be in conformance with San Mateo County requirements.

Limits of Assignment

- The information in this report is limited to the tree and site conditions during my inspection on September 25, 2021. No tree risk assessments were performed.
- No construction drawings were reviewed.

Observations

Tree Inventory and Assessment

The site is a residential parcel with a two-story home on it. I inventoried sixteen (16) trees on the site. See Table 1.

A numbered map was delivered in conjunction with this report. The numbered trees on the map correspond with the “Tree #” column in Table 1. There were two trees on the topographic survey that were not present during my inventory. I have indicated these two trees with an “X.”



Table 1. Tree Inventory. 2036 Kings Lane.

Tree #	Species	Trunk Diam. @ 54"	Condition Numerical	Condition Qualitative	Suitability	Protection Status
1	Monterey pine <i>Pinus radiata</i>	20	40	Fair	Fair	Significant
2	Monterey pine <i>Pinus radiata</i>	22	40	Fair	Fair	Significant
3	Monterey pine <i>Pinus radiata</i>	24	40	Fair	Fair	Significant
4	Coast live oak <i>Quercus agrifolia</i>	8, 10	40	Fair	Fair	Unclear
5	Coast live oak <i>Quercus agrifolia</i>	8, 10	40	Fair	Fair	Unclear
6	White poplar <i>Populus alba</i>	6,13,9	20	Very Poor	Poor	Significant
7	Coast live oak <i>Quercus agrifolia</i>	11	40	Fair	Fair	Unclear
8	White poplar <i>Populus alba</i>	12	10	Very Poor	Poor	Significant
9	Monterey cypress <i>Cupressus macrocarpa</i>	6, 9, 10	0	Dead	Poor	Unclear
10	Monterey pine <i>Pinus radiata</i>	29	30	Poor	Poor	Significant
11	Monterey pine <i>Pinus radiata</i>	28	30	Poor	Poor	Significant
12	Monterey pine <i>Pinus radiata</i>	25	30	Poor	Poor	Significant
13	Coast redwood <i>Sequoia sempervirens</i>	52	61	Good	Good	Significant
14	Monterey cypress <i>Cupressus macrocarpa</i>	53	61	Good	Good	Significant
15	Monterey pine <i>Pinus radiata</i>	16	20	Very Poor	Poor	Significant
16	Silver maple <i>Acer saccharinum</i>	21	10	Very Poor	Poor	Significant



Tree Condition

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three criteria for a combined condition rating (ISA, 2019).

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail

Table 2. Tree Condition. 2036 Kings Lane.

Condition Rating	Count
Good	2
Fair	6
Poor	3
Very Poor	4
Dead	1



Suitability for Preservation

A tree's suitability for preservation is determined based on Functional and External Limitations¹ as follows (ISA, 2019):

Good = Trees with good health, structural stability, and longevity.

Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring and may have shorter life spans than those in the good category.

Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Table 3. Tree Condition. 2036 Kings Lane.

Suitability Rating	Count
Good	2
Fair	6
Poor	8

¹ Functional Limitations are based on factors associated with the tree's interaction to its planting site affecting plant condition, limiting plant development, or reducing the utility in the future and include genetics, placement, and site conditions for the individual tree (ISA, 2019). External Limitations are outside the property, out of control of the owner and also affect plant condition, limit plant development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests) (ISA, 2019).



Significant Trees – SMCOC 12.012

San Mateo County defines Significant Trees as:

“...any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (38”) * or more measured at four and one half feet (4 1/2’) vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes.”

*A trunk circumference of 38 inches is equal to a diameter of 12 inches.

Twelve of the trees are Significant Trees due to their trunk diameter. The status of four (4) of the trees is “unclear” because they are multi-stem trees, none of which has a trunk diameter greater than 12 inches. The Code of Ordinances does not provide clear language on how to measure multi-stem trees.

Table 4. Tree Protection Status. 2036 Kings Lane.

Protection Status	Count
Significant	12
Unclear	4
None	0

A PERMIT IS REQUIRED PRIOR TO REMOVING OR EXCESSIVELY PRUNING ANY SIGNIFICANT TREES.



Recommendations

1. Provide this Tree Inventory and Assessment to the project architect so that they may be aware of the suitability for preservation and protection status of the on-site trees when designing any improvements on the property.



QUALIFICATIONS, ASSUMPTIONS, & LIMITING CONDITIONS

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



CERTIFICATION OF PERFORMANCE

I, Matthew Fried, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am Registered Consulting Arborist® #651 with the American Society of Consulting Arborists, and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist and have been involved in the practice of arboriculture and the study of trees for over twelve years.

Matthew Fried

Matthew Fried
ASCA Registered Consulting Arborist® # 651
ISA Certified Arborist® MA-4851A
ISA Tree Risk Assessor Qualified



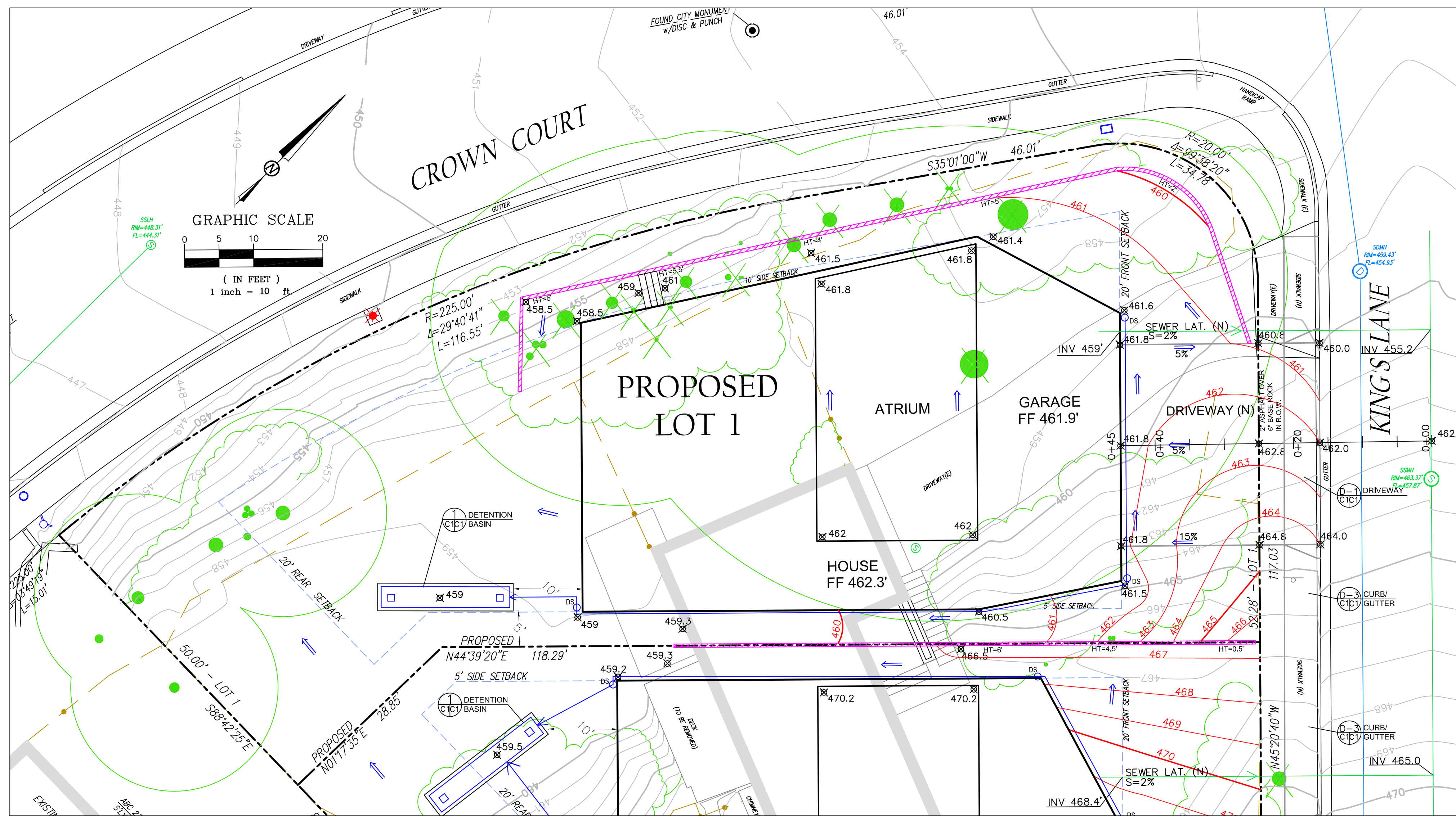
asca | RCA
Registered Consulting Arborist®





County of San Mateo - Planning and Building Department

ATTACHMENT E



- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
 - DS DOWNSPOUT
 - 4" MIN SOLID DRAIN PIPE
 - TREE TO BE REMOVED

- GENERAL NOTES**
1. PLANS PREPARED AT THE REQUEST OF: PING GUO, OWNER
 2. TOPOGRAPHY BY BAY AREA LAND SURVEYING, SURVEYED SEPTEMBER, 2021.
 3. THIS IS NOT A BOUNDARY SURVEY.
 4. ELEVATION DATUM NAVD88.

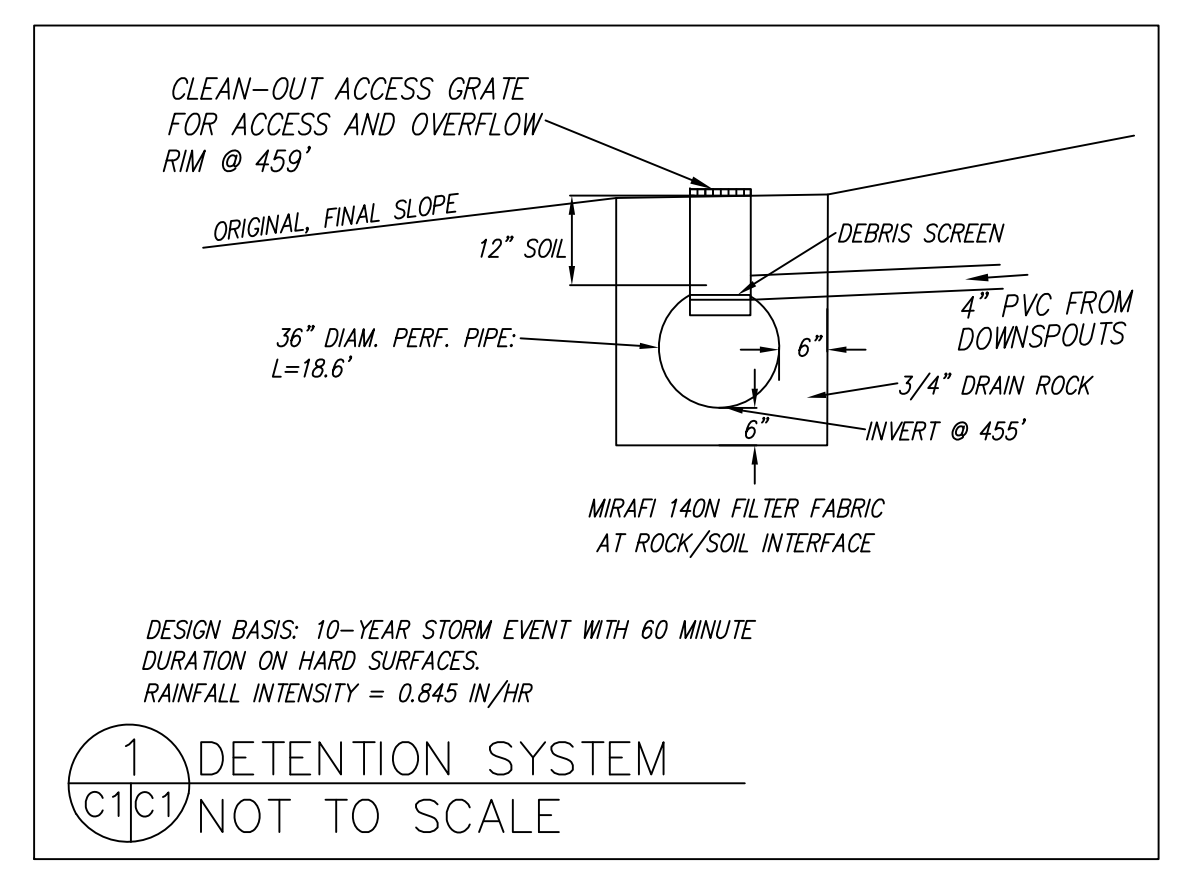
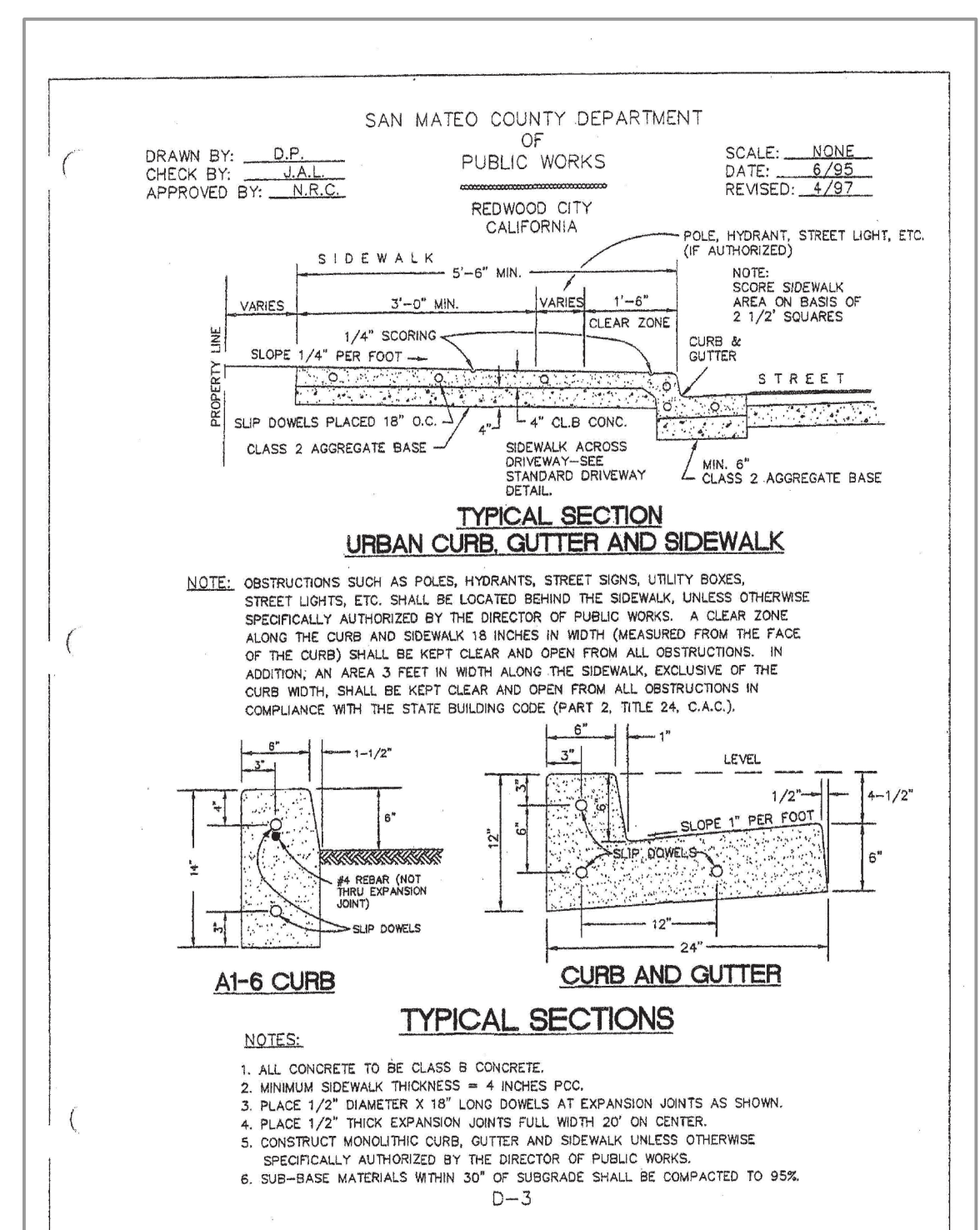
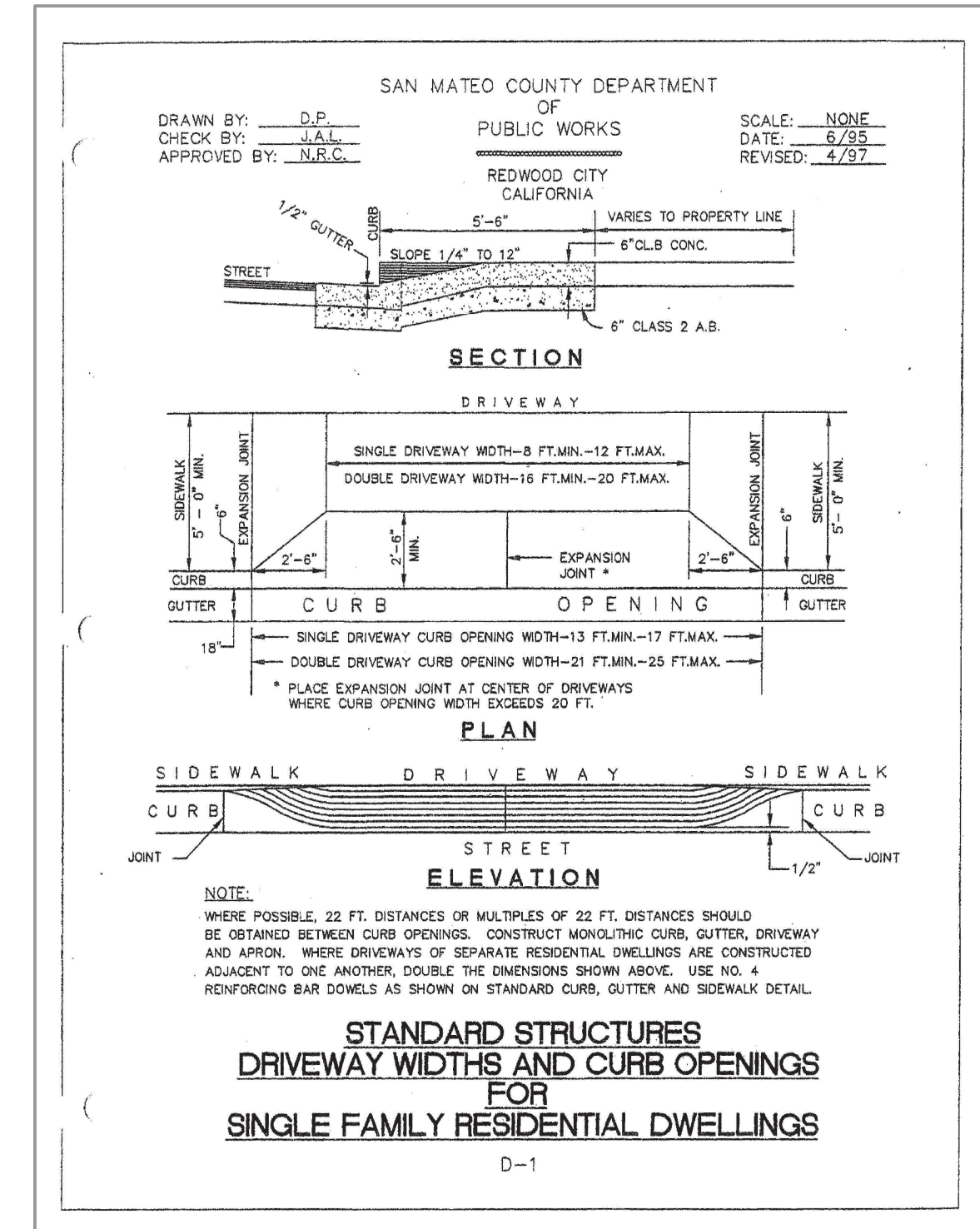
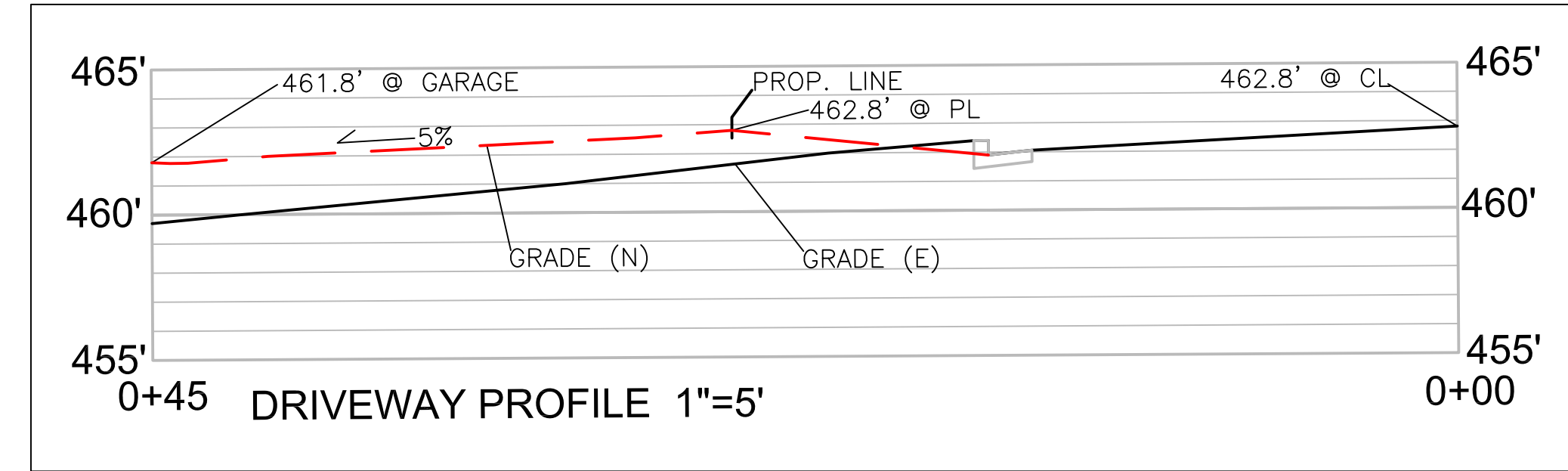
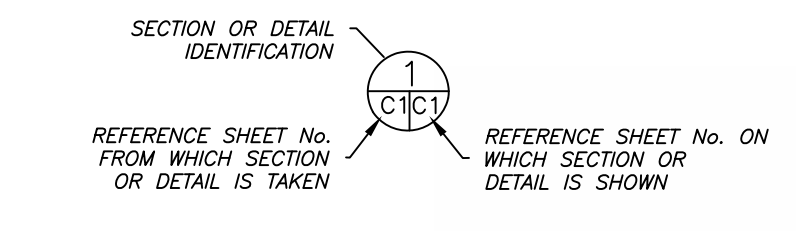
- DRAINAGE NOTES**
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
 2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.
 3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
 4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN AND ENERGY DISSIPATORS TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

- GRADING NOTES**
- CUT VOLUME : 90 CY
FILL VOLUME: 205 CY
- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

PRELIMINARY

SECTION AND DETAIL CONVENTION



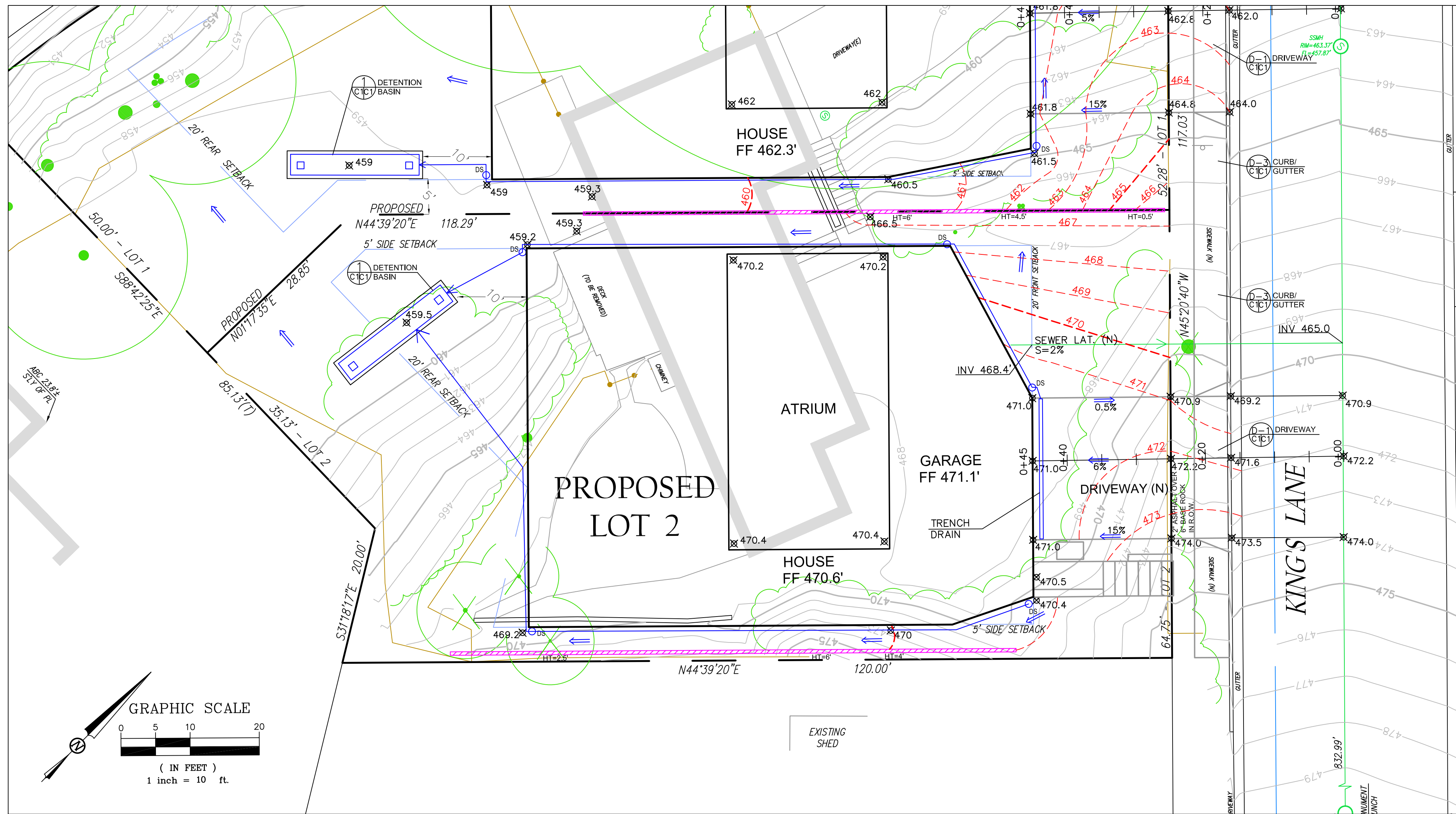
PRELIMINARY GRADING AND DRAINAGE PLAN

DATE: 12-7-21
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 1-20-22
REV. DATE:
REV. DATE:

Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 E. HUNTER AVENUE
SUNNYVALE, CA 94019
(650) 728-5890
FAX: 728-5893

GUO PROPERTY, LOT 1
2036 KINGS LANE
SAN MATEO
APN 041-212-070

SHEET C-1



- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
 - DOWNSPOUT
 - 4" MIN SOLID DRAIN PIPE
 - TREE TO BE REMOVED

- GENERAL NOTES**
1. PLANS PREPARED AT THE REQUEST OF: PING GUO, OWNER
 2. TOPOGRAPHY BY BAY AREA LAND SURVEYING, SURVEYED SEPTEMBER, 2021.
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GRADING NOTES

CUT VOLUME : 85 CY
 FILL VOLUME: 135 CY
 TOTAL CUT/FILL = 220 CY

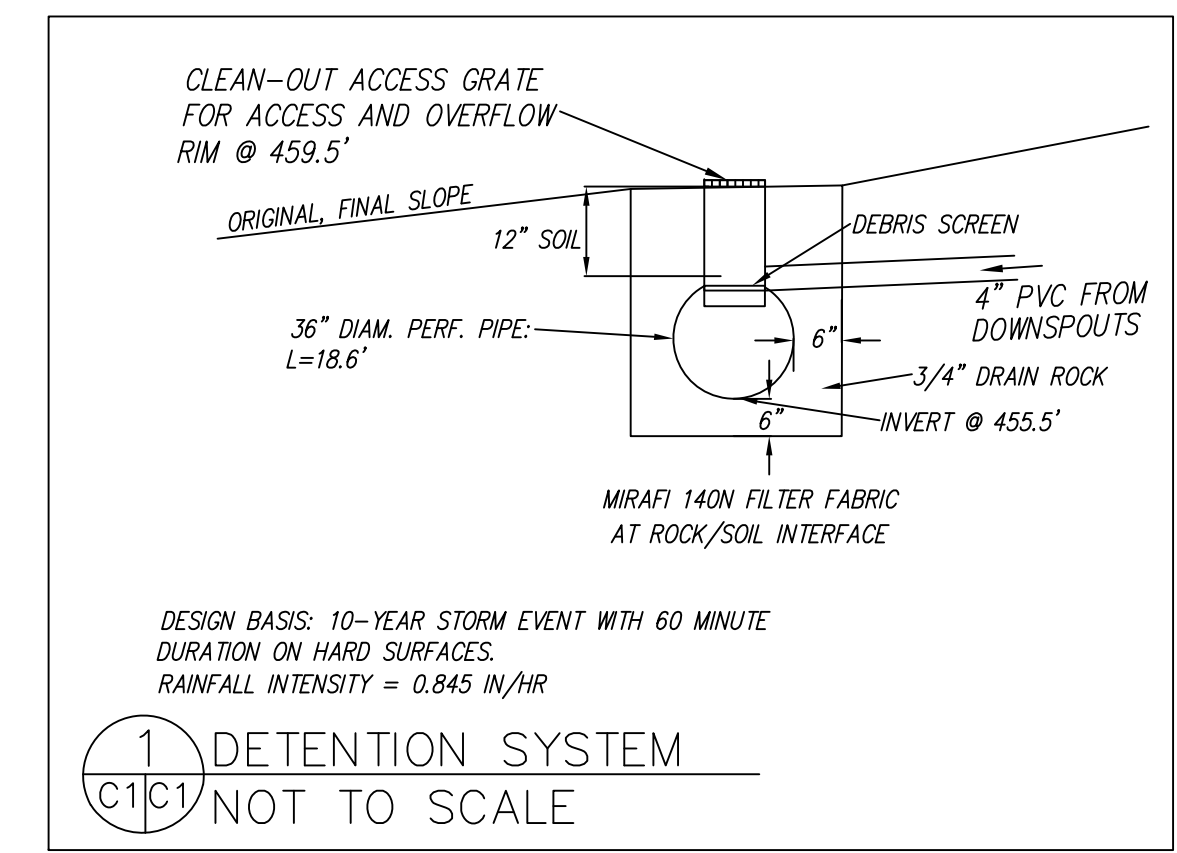
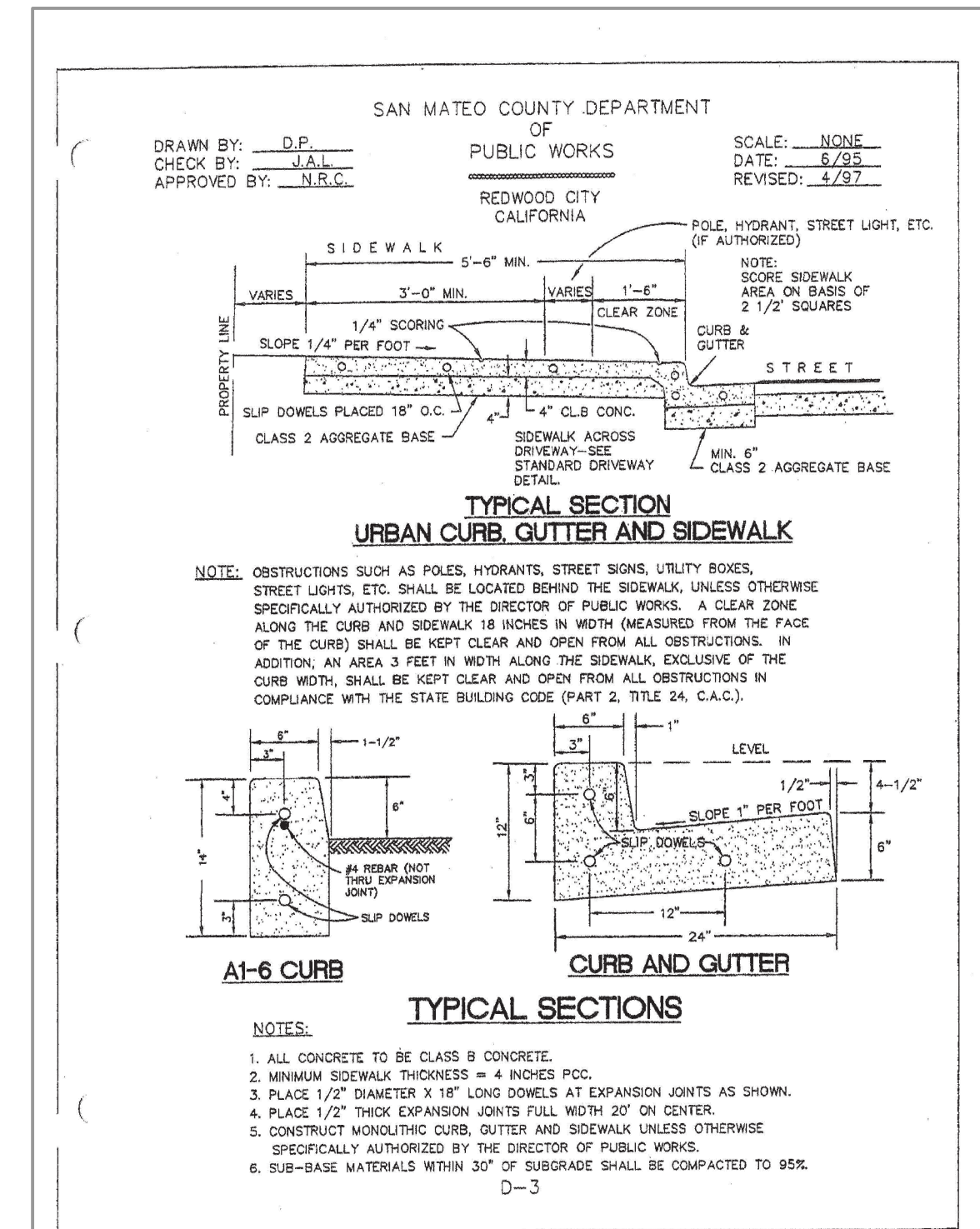
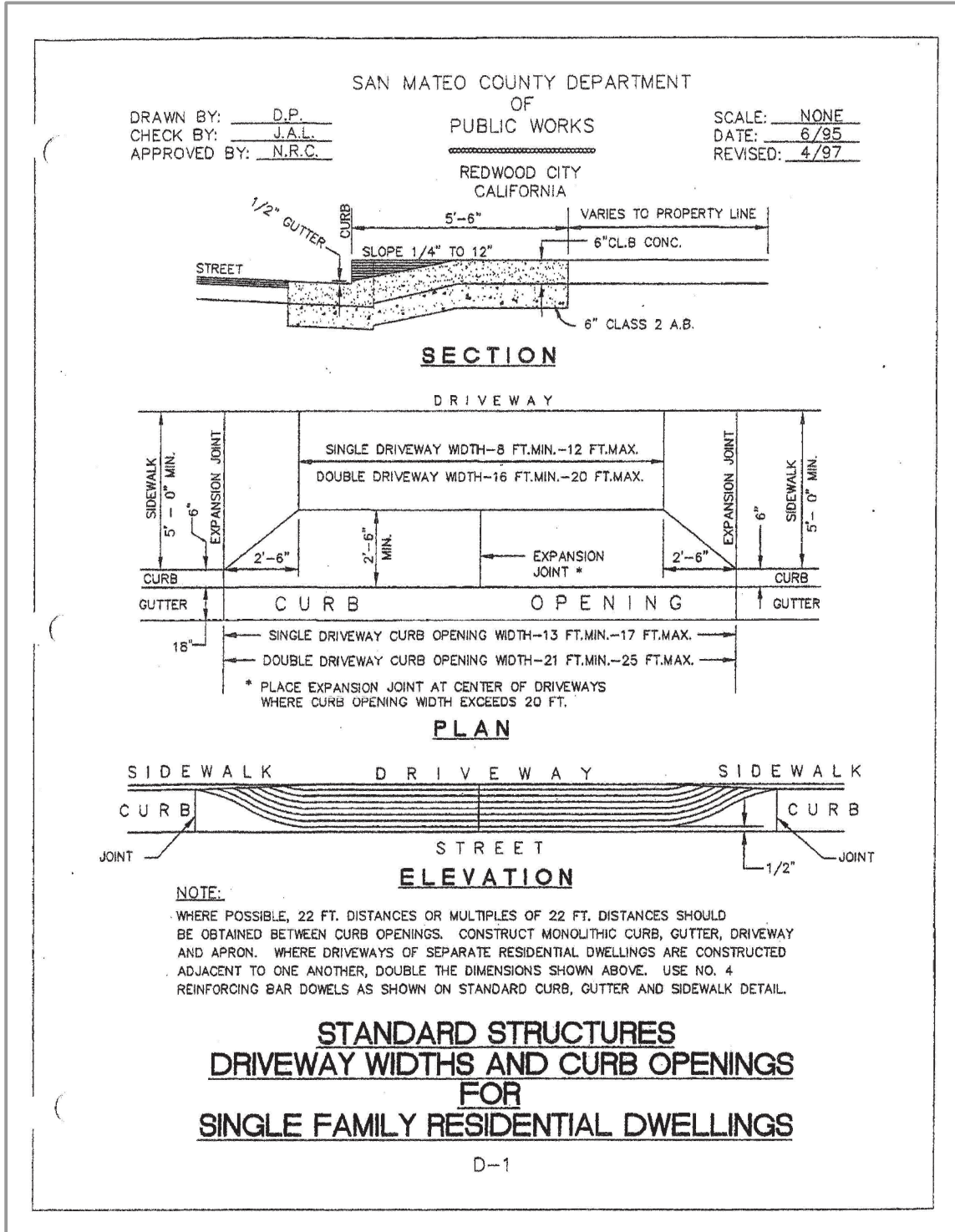
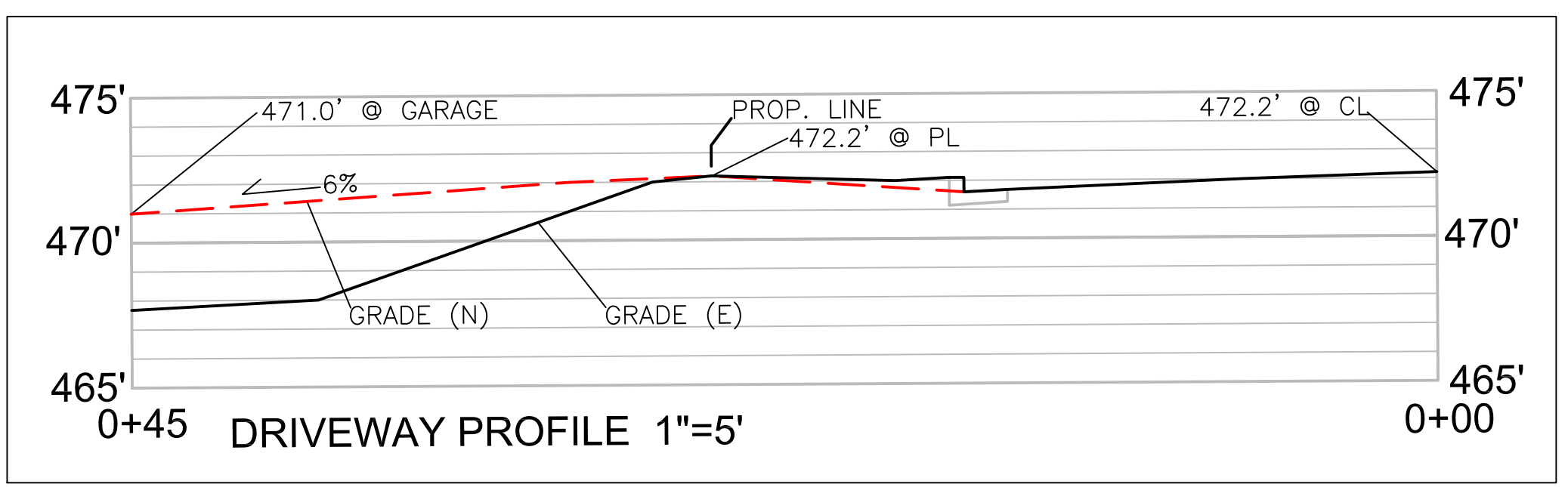
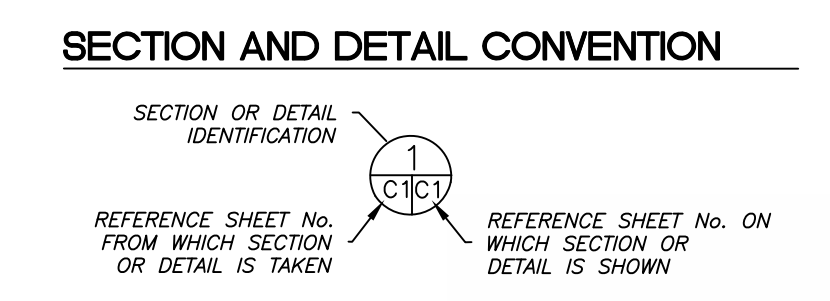
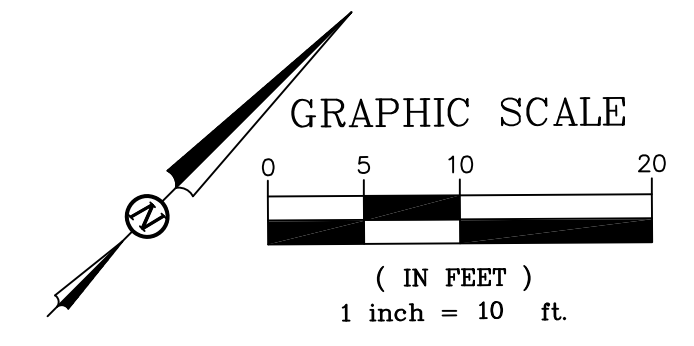
VOLUMES ABOVE ARE APPROXIMATE.

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PRELIMINARY



PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET C-1

GUO PROPERTY, LOT 2
 2036 KINGS LANE
 SAN MATEO
 APN 041-212-070

Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-5590
 FAX 728-5593

DATE: 12-10-21
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 1-26-22
 REV. DATE:
 REV. DATE:
 REV. DATE:



County of San Mateo - Planning and Building Department

ATTACHMENT F

