

**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):

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.
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:
 - a. Trust blocking,
 - b. Fire line flush,
 - c. Final location of the fire hydrant.
41. Any fire hydrant must be located within 500 ft. of all structures.

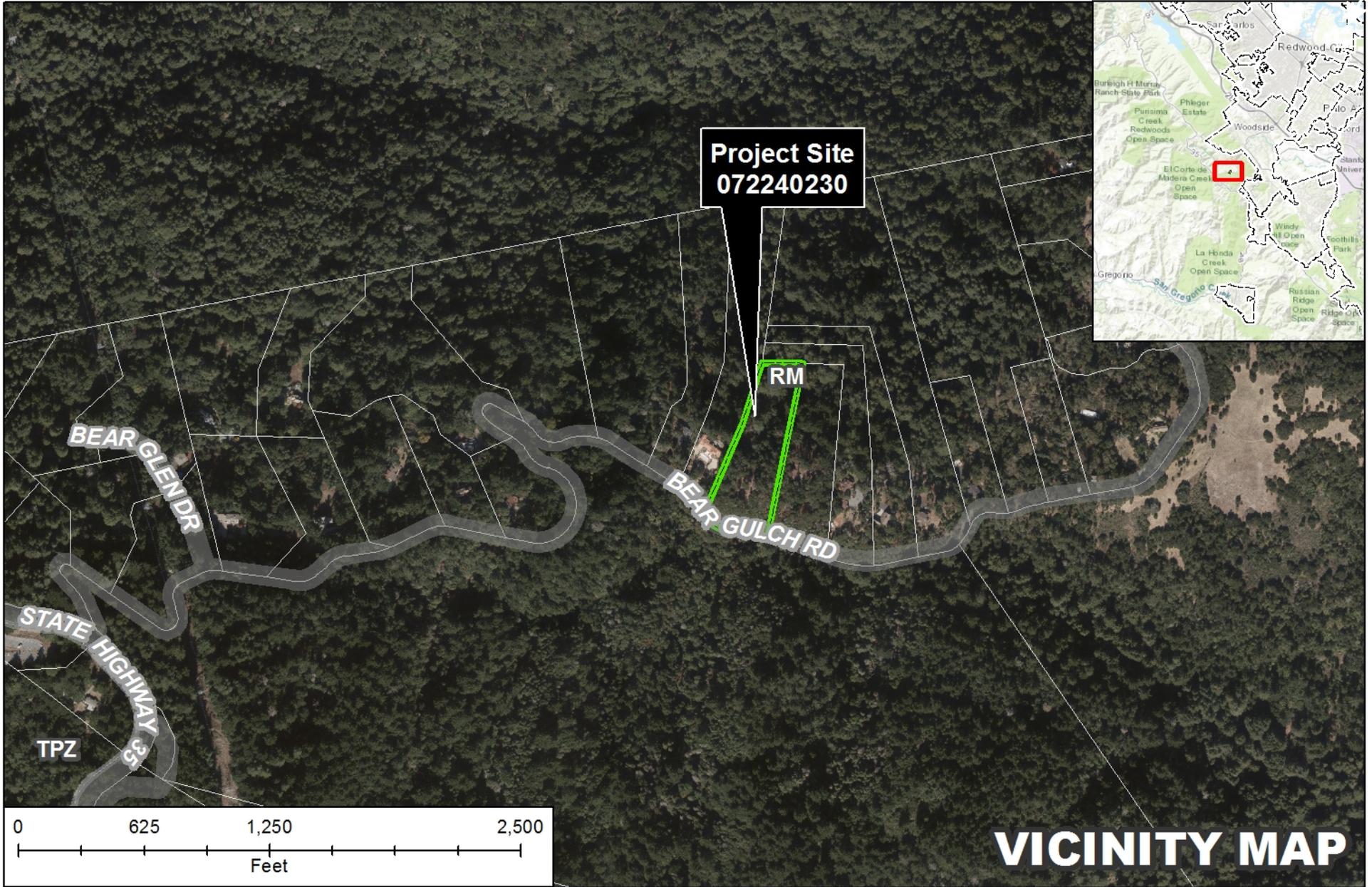
California Water Service Company

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



County of San Mateo - Planning and Building Department

ATTACHMENT B





County of San Mateo - Planning and Building Department

ATTACHMENT C

ABBREVIATIONS	
(REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL ABBREVIATIONS)	
AD TILE	ADJUSTIBLE LAJ
ALUM	ALUMINUM LUM
A.P.P.R.O.X.	ANCHOR BOLT MB
A.P.C.	ASPHALTIC CONCRETE MA
A.P.F.	ABOVE FINISHED FLOOR MFD
BLVD	BLOCKING MOK
BO	BOARD MECL
BOI	BOTTOM MTL
BUDG	BUDGET MNU
CAB.	CABINET MEC
CAI	CAST IRON NBT
CB	CATCH BASIN NLC
CBM	CEILING NO. or #
CD	CENTERLINE OBS
CD W/O C.	CENTER TO CENTER ON CENTER
CE	CENTRINE OFF
CEB. TILE	CERAMIC TILE OFPNO.
C.D.	CLEARANCE
C.O.T.G.	CLEAR TO GRADE O.H.
CUR.	CURB O.F.S.
RDW	REWOOD O.D.
C.W.	COLD WATER
COL.	COLUMN O.F.C.I.
C.P.	CONCRETE P.F.E.
CONMT	CONSTRUCTION PART
CA	CONSTRUCTION SHEET P.A.F.
C.A.	CONSTRUCTION JOINT F.A.TENER
CONT.	CONTIGUOUS PLATE
CTR.	COUNTER FLAS.
CTSK.	COUNTER SINK PROP. YHD
D.A.	DISABLED ACCESS PR.
DTL. or #	DETAIL PENNY (INCL)
DW	DRAINER # V.C.
DWB	DRAINWASHER Q
DISP	DISPOSAL R. or RAD.
DO	DOOR R.W.L.
DR	DRAIN R.W.L.
D.S.	DRAIN PIP. R.W.
DRNG	DRAIN R.C.P.
D.F.	DRAIN R.F.P.
EA.	EACH REQD
E.W.	ELECTRIC W/ ELECTRICAL R.A.
E.W.C.	ELECTRIC WATER R.O.
ENCL.	ENCLOSURE RND. or #
EQ.	EQUAL R.W.M.S.
EQUIP	EQUAL METAL S.O.B.
EXP.	EXPOSED SHIT
E.V.	EXHAUST SHEATHING
EXP.	EXPOSED S.O.V.
EXT.	EXTERIOR SHLUR
F.O.C.	FACE OF CONCRETE S.C.
F.O.M.	FACE OF MASONRY SQ. or #
F.O.S.	FACE OF STUD S.S.
FIN.	FINISH STD.
F.E.	FIRE EXTINGUISHER STL
F.E.C.	FIRE EXTINGUISHER STRUCT.
F.H.C.	FIRE HOSE CABINET TEL
F.H.M.S.	FLY HEAD METAL T.I.B.
F.H.W.S.	FLY HEAD WOOD
FL. or P.L.R.	FLOOR TERR.
F.F.	FLOOR FINISH T.A.S.
FTG.	FOOTING T.O.B.
FND.	FOUNDATION T.O.C.
G.A.L.V.	GALVANIZED T.O.S.
G.I.	GALVANIZED IRON T.O.W.
GL.	GLASS TYP.
GLU-LAM	GLUE LAMINATED U.O.N.
GRD.	GRADE UNLESS OTHERWISE NOTED
GTP. ED.	GYPSUM BOARD
HW.	HARDWARE V.T.R.
H.C.	HOLLOW CORE V.B.
H.M.	HOLLOW METAL V.C.T.
HORIZ.	HORIZONTAL V.T.F.
H.B.	HOLE BOLT V.V.P.
HR.	HOOR V.W.C.
INSUL.	INSULATION W.C.
INT.	INTERIOR WTR.
INV.	INVERT WP
	INSULATION W/P
	INSULATION W/O
	INSULATION W/W.M.
	INSULATION W/W.M.

SYMBOLS	
REFER TO ARCHITECTURAL FLOOR PLAN SHEETS AND CONSULTANT DRAWINGS FOR ADDITIONAL SYMBOLS AND REFERENCE DESIGNATIONS	
DIMENSION REFERENCE	MATERIALS REFERENCE
FACE OF OBJECT	EARTH
CENTERLINE OF OBJECT	GRAVEL / ROCK
SECTION REFERENCE	CONCRETE
SECTION NUMBER	CONCRETE BLOCK
SHEET WHERE APPEARS	SAND, GROUT OR PLASTER
DETAIL REFERENCE	STEEL
DETAIL NUMBER	WOOD, FINISH GRADE
SHEET WHERE APPEARS	PLY-WOOD
SCHEDULE REFERENCE	WOOD, CONTINUOUS MEMBER
PLAN REF. GRID	WOOD, BLOCKING
DOOR ID	
WINDOW ID	
REVISION MARKER	
PLAN KEY NOTES	
DEFERRED APPROVAL ITEMS	
A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NPA 13D AND STATE AND LOCAL REQUIREMENTS.	
CALGREEN NOTE: ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CGBSC SECT. 4.504.2.4	

PROJECT TEAM	
OWNER	ENERGY COMPLIANCE
JIAN JIAN THE OPL Group 155 CANYON RD PORTOLA VALLEY CA 415.892.6294	NICK BONARDI DEPE NICK@PRIMOSOLUTIONS.COM 211 N. Harrison Ave, Suite 210 Chanelle CA 95009 T:408-866-1630
STRUCTURAL ENGINEER	SURVEYOR
	MIKE TURNROSE L.S. TURNROSE LAND SURVEYING 650.324.3316
CIVIL ENGINEER	SEPTIC DESIGNER
CHARLES KISSICK SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 650.728.3590	STEVEN R. HARTSELL, REHS SEPTIC SYSTEM DESIGN AND CONSULTING 1044 MONTE VERDE DRIVE, PACIFICA, CA 94044 650.888.2419
DRAWINGS INDEX	
ARCHITECTURAL A-1.0 PROJECT INFORMATION A-1.1 SURVEY A-1.2 SITE PLAN A-2.0 1ST FLOOR PLAN A-2.1 2ND FLOOR PLAN A-2.2 BASEMENT PLAN A-2.3 ROOF PLAN A-2.4 GARAGE PLAN A-3.0 EXTERIOR ELEVATIONS A-3.1 EXTERIOR ELEVATIONS A-3.2 MATERIAL BOARD A-4.0 BUILDING SECTIONS A-4.1 BUILDING SECTIONS A-4.2 OPENING SCHEDULES E-1.0 1st FLOOR ELECTRICAL PLAN E-1.0 2nd FLOOR ELECTRICAL PLAN E-1.0 BASEMENT ELECTRICAL PLAN CIVIL C-1 DRAINAGE PLAN C-2 EROSION CONTROL PLAN L-1 WEL0 1 L-2 WEL0 2 L-3 TREE PROTECTION PLAN	

LOCATION MAP	
SCOPE OF WORK	
NEW TWO STORY RESIDENCE WITH BASEMENT PLUS SECONDARY UNIT, THREE-CAR GARAGE AND POOL HOUSE. NEW DRIVEWAY, GUEST PARKING AREA, NEW SEPTIC SYSTEM	
APPLICABLE CODES	
2016 California Residential Building Code 2016 California Building Code 2016 California Fire Code 2016 California Historical Building Code 2016 California Mechanical Code 2016 California Plumbing Code 2016 California Electrical Code 2016 California Energy Code 2016 California Electrical Code 2016 California Fire Code 2016 California Energy Code	

Jian Residence

1060 Bear Gulch Rd,
Woodside
CA 94062

Revision Revision Revision	JIAN RESIDENCE 1060 Bear Gulch Rd, Woodside, CA 94062 Project Information	Revision Revision Revision
Sheet Scale : AS NOTED Drawn By : DG Reviewed By : DG 11/26/2016	Devide Giannela A.I.A. acadia architecture	
644 N. Santa Cruz Ave, Suite 6 Los Gatos, California 95030 T: 408-219-0601 E: g@acadia-architecture.com		
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A-1.0		



PROPOSED FRONT ELEVATION (SOUTH)

- Conditions Of Approval**
- 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 CBC Section 507 and/or CBC Chapter 7A.
 - The second unit shall have access to and control of an independent source of space conditioning.
 - Project shall include preparations for an Electric Vehicle Charging Station installation.



PARCEL "D"
45 P.M. 17-18

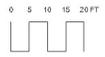
PROPERTY LINE S27°00'00"W

PROPERTY LINE N11°22'14"E

BEAR GULCH RD.
CENTERLINE

L = 159.76
R = 140.00
65°23'00"

L = 184.26
R = 515.00
20°30'00"



1 SITE PLAN - FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"

SYMBOL INDICATES REMOVED TREE.
SEE SURVEY

DIMENSION NOTE

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE ANY CONSTRUCTION
2. CONTRACTOR TO STAKE PROPERTY LINES WITH SURVEYOR AND USE SETBACKS FOR ADDITION LAY-OUT

Revision	Revision	Revision
JIAN RESIDENCE 1060 Bear Gulch Rd, Woodside, CA 94062 Proj. # Site Plan		
Sheet Scale: AS NOTED	Drawn By: DG	Reviewed By: DG
11/26/2016		
Devick Giannelis A.I.A.		
 acadia architecture		
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A-1.1		

STAIRWAY REQUIREMENT

- A. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH ABOVE THE HANDRAILS. HANDRAIL PROJECTIONS ARE LIMITED TO NOT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY. (CRC Sec R311.7.1)
- B. HEADROOM SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED FROM THE SLOPED LINE ADJOINING THE TREAD NOSING. (CRC R311.7.2)
- C. RISER HEIGHT SHALL NOT EXCEED 7.34 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC R311.7.4.1)
- D. TREAD DEPTH (MEASURED BETWEEN THE NOSING) SHALL BE AT LEAST 10 INCHES. THE LARGEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC Sec R311.7.4.2)
- E. NOSING NOT LESS THAN 6/16" BUT NOT MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS IF THE TREAD DEPTH IS NOT LESS THAN 11". THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16" INCH. (CRC Sec R311.7.4.3)
- F. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. (CRC Sec R311.7.4.4)

FLOOR PLAN NOTES

- 1. 1" x 4" THRESHOLD AT DOOR SILLS ABOVE LANDING, TYP.
- 2. ALL GLASS DOORS TO BE TEMPERED, TYP.
- 3. TOILET, DUAL FLUSH, 1.28 GPM MAX, TYP.
- 4. INDICATES SHOWER HEAD, TYP.
- 5. SHOWER AND WALL AROUND TUB SHALL BE SMOOTH, NON-ABSORBENT MATERIALS OVER GEMENT BOARD UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE FLOOR GRAIN. Cement, fiber-cement or glass mat gypsum board installed in accordance with manufacturer's recommendations shall be used as a base for wall tile in b and shower areas and wall and ceiling panels in shower areas.
- 6. MIN. 20" x 3" AT SHOWER - 1022 SQ. IN. AREA.
- 7. PROVIDE TEMPERED GLASS ENCLOSURE FOR SHOWER.
- 8. 34" TO 36" HIGH HANDRAIL.
- 9. 7/32" MAX STEP RISER.
- 10. SEE STAIR CRC CODE NOTES ON THIS SHEET.
- 11. RISERS HEIGHT: 7.14" TO 7.12", 7.24" MAX. TREAD LENGTH: 11.1" TYP.
- 12. SHELF AND POLE TYP.
- 13. KITCHEN VENTILATION RANGE HOOD VENTED TO THE OUTSIDE WITH MIN. FLOW OF 100 CFM. USE AIRKING ESVAL208 (OR SIMILAR) DIRECT STAR WITH CFM OF 300/200/80 AND LESS THAN 3 BONES HW CERTIFIED 4" DUCT SIZE. COMPLY WITH ASHRAE 62.2.
- 14. 18" x 24" MIN. CRAWL ACCESS PANEL.
- 15. SKYLIGHT ABOVE.
- 16. WINDOW OVER MAIN DOOR.
- 17. 20" RATED FIRE RESISTANT DOOR WITH SELF-CLOSER AND SMOKE GASKET ON 1.50" SOLID CORE. self-closing. CBC 403.4.1.
- 18. 1HR FIRE RESISTIVE WALL CONSTRUCTION AT WALLS BETWEEN GARAGE AND LIVABLE SPACE. MIN. 1/2" GYPSUM BOARD TYPE X OVER STUDS FROM CURB TO UNDERSIDE OF ROOF SHEATHING APPLIED TO INTERIOR SIDE OF THE EXTERIOR WALLS.
- 19. STEEP DRAINAGE SLAB 1/4" PER FOOT TOWARD FRONT DOOR.

GENERAL SHEET NOTES:

- 1. REFER TO MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR EXTENT OF MECHANICAL, ELECTRICAL, AND STRUCTURAL WORK.
- 2. ALL EXTERIOR STUD WALLS SHALL HAVE MIN. R-10 FOIL BACKED INSULATION.
- 3. REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING AND STRUCTURAL MEMBER SIZES.
- 4. PROVIDE FULLY TEMPERED GLAZING, LAMINATED SAFETY GLASS, APPROVED PLASTIC IN SHOWERS OR BATHUBS ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDARD SURFACE AND DRAIN TO THE OUTSIDE AT WATER HEATER.
- 5. DOORS AND PANELS OF SHOWER AND BATHUBS ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
- 6. PROVIDE TEMPERED GLAZING AT HAZARDOUS LOCATIONS, SUCH AS IN DOORS.
- 7. TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. PROVIDE MIXING VALVE FOR ALL TUB SHOWERS.
- 8. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATER.
- 9. INSTALL WINDOWS PER MANUFACTURER'S RECOMMENDATIONS.
- 10. DIMENSIONS ARE TO FINISH OF WALLS U.O.N.
- 11. MIN. JAMB AT DOORS TO BE 4".

DIMENSIONS NOTES

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE ANY CONSTRUCTION.
 - 2. CONTRACTOR TO STAKE PROPERTY LINES WITH SURVEYOR AND USE SETBACKS FOR ADDITION LAY-OUT.
- EGRESS NOTES:**
- 1. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (R310.1)
 - 2. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT (R310.1.2)
 - 3. MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH (R310.1.3)
 - 4. MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (R310.1)
 - 5. OPENINGS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" MEASURED FROM THE FLOOR (R310.1)

CALGREEN PLUMBING PLAN NOTES:

- CDBG Section 4.303 Fixture Flow Rate Requirements:
- A. Water closets: 1.28 gallons per flush. CDBG Section 4.303.1.1
 - B. Single showerhead: 2.0 gpm at 80 psi. CDBG Section 4.303.1.3
 - C. Multiple showerheads settings are shown. Combined flow rate of all showerheads and /or other shower outlets controlled by a single valve: 2.0 gpm at 80 psi. CDBG Section 4.303.1.3.2
 - D. Laundry faucets: 1.5 gpm at 80 psi (minimum shall not be less than CDBG Section 4.303.1.4.1)
 - E. Faucets in kitchens: 1.8 gpm at 80 psi. CDBG Section 4.303.1.4.4

WATER HEATER NOTES:

- WATER HEATERS REQUIRE TWO SEISMIC STRAPS, ONE LOCATED WITHIN THE TOP 1/8" OF THE WATER HEATER AND ONE AT THE BOTTOM 1/8". THE BOTTOM STRAP SHALL BE LOCATED AT LEAST 4" AWAY FROM THE HEATER CONTROLS. CPC 508.2

GRAPHIC KEY:

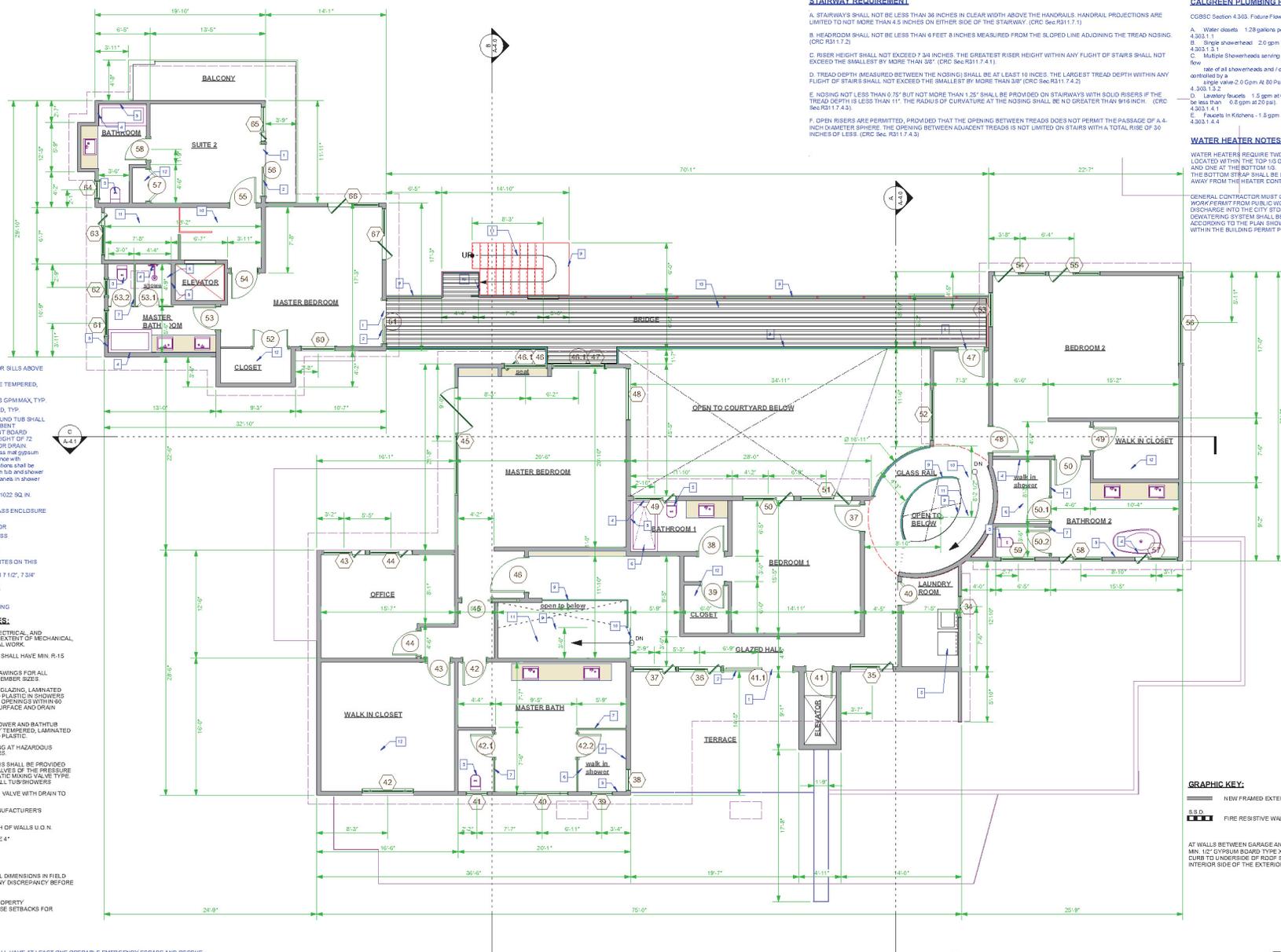
- NEW FRAMED EXTERIOR / INTERIOR WALL
- FIRE RESISTIVE WALL CONSTRUCTION

AT WALLS BETWEEN GARAGE AND LIVABLE SPACE: MIN. 1/2" GYPSUM BOARD TYPE X OVER STUDS FROM CURB TO UNDERSIDE OF ROOF SHEATHING APPLIED TO INTERIOR SIDE OF THE EXTERIOR WALLS

1 FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"



Revision		JIAN RESIDENCE 1060 Bear Gulch Rd, Woodside, CA 94062 Proj. #	Revision	
Revision			Revision	
Revision			Revision	
Sheet Scale: AS NOTED	Drawn By: DG		Reviewed By: DG	1/26/2018
Davide Giannelis A.I.A.				
644 N. Santa Cruz Ave, Suite 8 Los Gatos, California 95030 T: 408.219.0601 dg@acadia-architecture.com				
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A-2.0				



STAIRWAY REQUIREMENT

- A. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH ABOVE THE HANDRAILS. HANDRAIL PROJECTIONS ARE LIMITED TO NOT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY. (CRC Sec R311.7.1)
- B. HEADROOM SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED FROM THE SLOPED LINE ADJOINING THE TREAD NOSING. (CRC R311.7.2)
- C. RISER HEIGHT SHALL NOT EXCEED 7 3/4 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC Sec R311.7.4.1)
- D. TREAD DEPTH (MEASURED BETWEEN THE NOSINGS) SHALL BE AT LEAST 10 INCHES. THE LARGEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC Sec R311.7.4.2)
- E. NOSING NOT LESS THAN 1/2" BUT NOT MORE THAN 1/2" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS IF THE TREAD DEPTH IS LESS THAN 11". THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16 INCH. (CRC Sec R311.7.4.3)
- F. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. (CRC Sec R311.7.4.3)

CALGREEN PLUMBING PLAN NOTES:

- CGRSC Section 4.3.03, Fixture Flow Rate Requirements:
 - A. Water closets 1.28 gallons per flush. CGRSC Section 4.303.1.1
 - B. Sinks/showerhead 2.0 gpm at 60 psi. CGRSC Section 4.303.1.3
 - C. Multiple showerheads serving one shower combined flow rate of all showerheads and/or other shower outlets controlled by a single valve 2.0 Gpm At 60 Psi. CGRSC Section 4.303.1.3.2
 - D. Laundry fixtures 1.5 gpm at 60 psi (minimum shall not be less than 0.8 gpm at 20 psi). CGRSC Section 4.303.1.4
 - E. Fixtures in Kitchens - 1.5 gpm at 60 psi. CGRSC Section 4.303.1.4.4

WATER HEATER NOTES:

WATER HEATERS REQUIRE TWO SEISMIC STRAPS, ONE LOCATED WITHIN THE TOP 1/3 OF THE WATER HEATER AND ONE AT THE BOTTOM 1/3. THE BOTTOM STRAP SHALL BE LOCATED AT LEAST 4" AWAY FROM THE HEATER CONTROLS. CPC 508.2

GENERAL CONTRACTOR MUST OBTAIN A STREET WORKER PERMIT FROM PUBLIC WORKS PRIOR TO DISCHARGE INTO THE CITY STORM DRAIN SYSTEM. THE DRAINAGE SYSTEM SHALL BE DESIGNED ACCORDING TO THE PLAN SHOWN ON SHEET C-3 WITHIN THE BUILDING PERMIT PLANSET.

FLOOR PLAN NOTES

1. 1/4" THRESHOLD AT DOOR SILLS ABOVE LANDING, TYP.
2. ALL GLASS DOORS TO BE TEMPERED, TYP.
3. TOILET, DUAL FLUSH, 1.28 GPM MAX, TYP.
4. INDICATES SHOWER HEAD, TYP.
5. SHOWER AND WALL AROUND TUB SHALL BE SMOOTH NON-ABSORBENT MATERIALS OVER CEMENT BOARD UNDERLAYMENT TO A HEIGHT OF 72" HIGHER ABOVE THE FLOOR DRAIN. Cement, floor cement or glass tile systems backers related in accordance with manufacturers recommendations shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower area.
6. MIN. 30" D. AT SHOWER - 1022 SQ. IN. AREA.
7. PROVIDE TEMPERED GLASS ENCLOSURE FOR SHOWER, TYP.
8. DRYER VENT TO EXTERIOR.
9. 42" HIGH TEMPERED GLASS GUARDRAIL.
10. 7/32" H MAX STEP RISER.
11. SEE ITRAC CRC CODE NOTES ON THIS SHEET. RISERS HEIGHT: 7/16" TO 7/12", 7/32" MAX. TREAD LENGTH: 11", TYP.
12. SHELF AND POLE TYP.
13. PIPE BRIDGE: WOOD DECKING.

GENERAL SHEET NOTES:

1. REFER TO MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR EXTENT OF MECHANICAL, ELECTRICAL, AND STRUCTURAL WORK.
2. ALL EXTERIOR STUD WALLS SHALL HAVE MIN. R-15 FOIL BACKED INSULATION.
3. REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING AND STRUCTURAL MEMBER SIZES.
4. PROVIDE FULLY TEMPERED GLAZING, LAMINATED SAFETY GLASS OR APPROVED PLASTIC IN SHOWERS OR SAUNAS ON ADJACENT WALL OPENINGS WITHIN 90" INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
5. DOORS AND PANELS OF SHOWER AND BATH/TUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
6. PROVIDE TEMPERED GLAZING AT HAZARDOUS LOCATIONS, SUCH AS IN DOORS.
7. TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE PROVIDE MIXING VALVE FOR ALL TUB SHOWERS.
8. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATER.
9. IN SETALL WINDOWS PER MANUFACTURER'S RECOMMENDATIONS.
10. DIMENSIONS ARE TO FINISH OF WALLS U.O.N.
11. MIN. JAMB AT DOORS TO BE 4"

DIMENSIONS NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE ANY CONSTRUCTION.
 2. CONTRACTOR TO STAKE PROPERTY LINES WITH SURVEYOR AND USE SETBACKS FOR ADDITION LAY OUT.
- EGRESS NOTES:**
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (R310.1)
 - a) MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN HEIGHT (R310.1.2)
 - b) MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH (R310.1.3)
 - c) MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (R310.1.1)
 - d) OPENINGS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" MEASURED FROM THE FLOOR (R310.1)

1 SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"



Revision		Revision		Revision	
JIAN RESIDENCE					
1060 Bear Gulch Rd, Woodside, CA 94062					
Proj. # 1/21/18					
2nd Floor					
Sheet Scale: AS NOTED					
Drawn By: DG					
Reviewed By: DG					
Devide Giamella A.I.A.					
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A-2.1					

GENERAL SHEET NOTES:

- REFER TO MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR EXTENT OF MECHANICAL, ELECTRICAL AND STRUCTURAL WORK.
- ALL EXTERIOR STUD WALLS SHALL HAVE MIN. R-15 FOLR BACKED INSULATION.
- REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING AND STRUCTURAL MEMBER SIZES.
- PROVIDE FULLY TEMPERED GLAZING, LAMINATED SAFETY GLASS OR APPROVED PLASTIC IN SHOWERS OR BATHUBS ADJACENT WALL OPENINGS WITHIN 48 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
- DOORS AND PANELS OF SHOWER AND BATHUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
- PROVIDE TEMPERED GLAZING AT HAZARDOUS LOCATIONS SUCH AS H DOORS.
- TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THERMOSTATIC MIXING VALVE TYPE. PROVIDE MIXING VALVE FOR ALL TUB-SHOWERS.
- PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATER.
- INSTALL WINDOWS PER MANUFACTURER'S RECOMMENDATIONS.
- MIN. JAMB AT DOORS TO BE 4"

DIMENSIONS NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE ANY CONSTRUCTION.
 - CONTRACTOR TO STAKE PROPERTY LINES WITH SURVEYOR AND USE SETBACKS FOR ADJONIT LAY-OUT.
- EGRESS NOTES:**
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (R310.1).
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN HEIGHT (R310.1.2).
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH (R310.1.3).
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
 - GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (R310.1.1).
 - OPENINGS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" MEASURED FROM THE FLOOR (R310.1).

FLOOR PLAN NOTES:

- 1" H THRESHOLD AT DOOR SILLS ABOVE LANDING, TYP.
- ALL GLASS DOORS TO BE TEMPERED, TYP.
- TOILET, DUAL FLUSH - 1.28 GPM MAX. TYP.
- INDICATES SHOWER HEAD, TYP.
- SHOWER AND WALL AROUND TUB SHALL BE SMOOTH NON-ABSORBENT MATERIAL, S OVER CEMENT BOARD UNDERLAYMENT TO A HEIGHT OF 21 INCHES ABOVE THE FLOOR DRAIN.
- Ceramic, tile-ceramic or glass tile masonry backets installed in accordance with manufacturer's recommendations shall be used for a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas.
- MIN. 30" O. AT SHOWER - 1022 SQ IN. AREA
- SHELF AND POLE TYP.
- DRYER VENT TO EXTERIOR.
- 34" TO 36" HIGH HANDRAIL.
- 7 3/4" H MAX STEP RISER.
- SEE STAIR CRC CODE NOTES ON THIS SHEET. RISER HEIGHT: 7 1/4" TO 7 1/2"; TYP. 7 3/4" MAX. TREAD LENGTH: 11", TYP.
- WINDOW OVER MAIN DOOR.
- 30 MINUTE FIRE RESISTANT DOOR WITH SELF-CLOSER AND SMOKE GASKET OR 1-3/8" SOLID CORE self-closing. CRC 603.2.1.
- 1 HR FIRE RESISTIVE WALL CONSTRUCTION AT WALLS BETWEEN GARAGE AND LIVABLE SPACE - MIN. 1/2" GYPSUM BOARD TYPE X OVER STUDS FROM CURB TO UNDERSIDE OF ROOF SHEATHING.
- PROVIDE TEMPERED GLASS ENCLOSURE, TYP.
- SLOPE GARAGE SLAB 1/4" PER FOOT TOWARD FRONT DOOR.
- SKYLIGHT ABOVE.
- KITCHEN VENTILATION: RANGE HOOD VENTED TO THE OUTSIDE WITH MIN. FLOW OF 100 CFM. USE AIRING EQUALIZER OR SIMILAR ENERGY STAR WITH CFM OF 300/20/80 AND LESS THAN 3 SONES HWI CERTIFIED. 4" DUCT SIZE. COMPLY WITH ASHRAE 62.2.
- 18" x 24" MIN. CRAWL ACCESS PANEL.

STAIRWAY REQUIREMENT:

- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH ABOVE THE HANDRAILS. HANDRAIL PROJECTIONS ARE LIMITED TO NOT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY. (CRC Sec R311.7.1)
- HEADROOM SHALL NOT BE LESS THAN 8 FEET 6 INCHES MEASURED FROM THE SLOPED LINE ADJOINING THE TREAD NOSING. (CRC R311.7.2)
- RISER HEIGHT SHALL NOT EXCEED 7 3/4 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC Sec R311.7.4.1)
- TREAD DEPTH (MEASURED BETWEEN THE NOSING) SHALL BE AT LEAST 10 INCHES. THE LARGEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC Sec R311.7.4.2)
- NOSING NOT LESS THAN 0.75" BUT NOT MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS IF THE TREAD DEPTH IS LESS THAN 11". THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16 INCH. (CRC Sec R311.7.4.3)
- OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-L INCH DIAMETER SPHERE. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. (CRC Sec R311.7.4.4)

CALGREEN PLUMBING PLAN NOTES:

- CGCSB Section 4.303 Future Flow Rate Requirements:
- Water closets 1.28 gpm per flush. CGCSB Section 4.303.1.1
 - Single showerhead 2.0 gpm at 80 psi. CGCSB Section 4.303.1.2
 - Multiple Showerheads serving one shower-Combined flow rate of all showerheads and/or other shower outlets controlled by a single valve 2.0 Gpm At 80 psi. CGCSB Section 4.303.1.3
 - Lavatory/facets 1.5 gpm at 80 psi (minimum shall not be less than 0.8 gpm at 20 psi). CGCSB Section 4.303.1.4
 - Faucets in Kitchens 1.5 gpm at 80 psi. CGCSB Section 4.303.1.4.4

WATER HEATER NOTES:

- WATER HEATERS REQUIRE TWO 5/8 INCH STRAPS, ONE LOCATED WITHIN THE TOP 1/3 OF THE WATER HEATER AND ONE AT THE BOTTOM 1/3. THE BOTTOM STRAP SHALL BE LOCATED AT LEAST 4" AWAY FROM THE HEATER CONTROL. (CRC 506.2)

MAIN HOUSE

UNDERFLOOR AREA 150' SQ FT = REQUIRED VENTILATION: 12.91/85 SQ FT.
 VENT SIZE 22.5" X 5.5" = 85 SQ FT. NET FREE AREA / VENT
 REQ'D NET FREE AREA = 12.91/85 SQ FT.
 NET FREE AREA / VENT = 12.91/85 SQ FT. = 15 vents req.

= 15 VENTS REQUIRED
 PROVIDE 15 VENTS MIN.
 LOCATE 50 TO PROVIDE CROSS VENTILATION.

GUEST HOUSE

UNDERFLOOR AREA 739' SQ FT = REQUIRED VENTILATION: 4.93/85 SQ FT.
 VENT SIZE 22.5" X 5.5" = 85 SQ FT. NET FREE AREA / VENT
 REQ'D NET FREE AREA = 4.93/85 SQ FT.
 NET FREE AREA / VENT = 4.93/85 SQ FT. = 6 vents req.

= 6 VENTS REQUIRED
 PROVIDE 6 VENTS MIN.
 LOCATE 50 TO PROVIDE CROSS VENTILATION.

POOL HOUSE

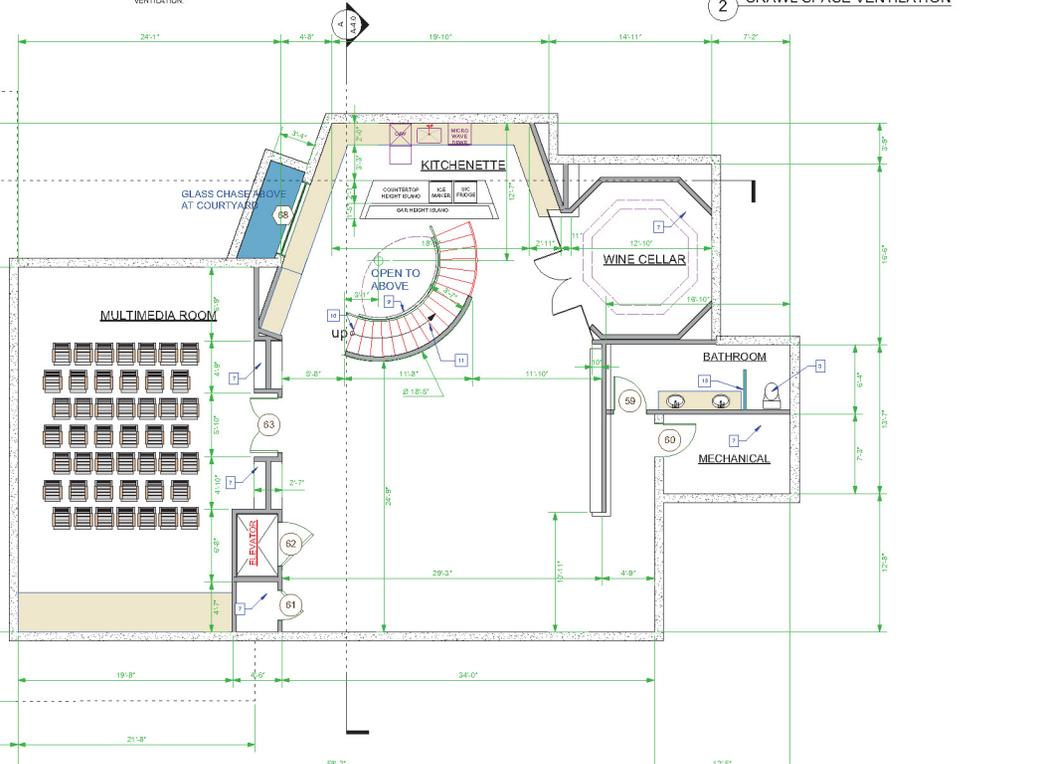
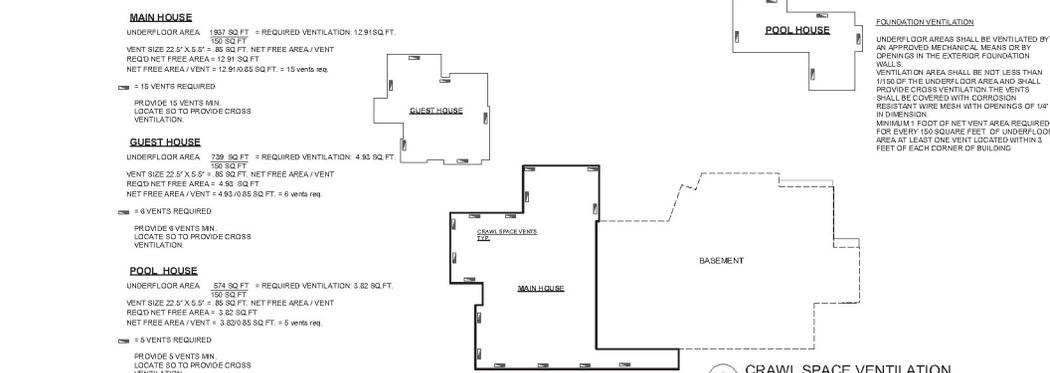
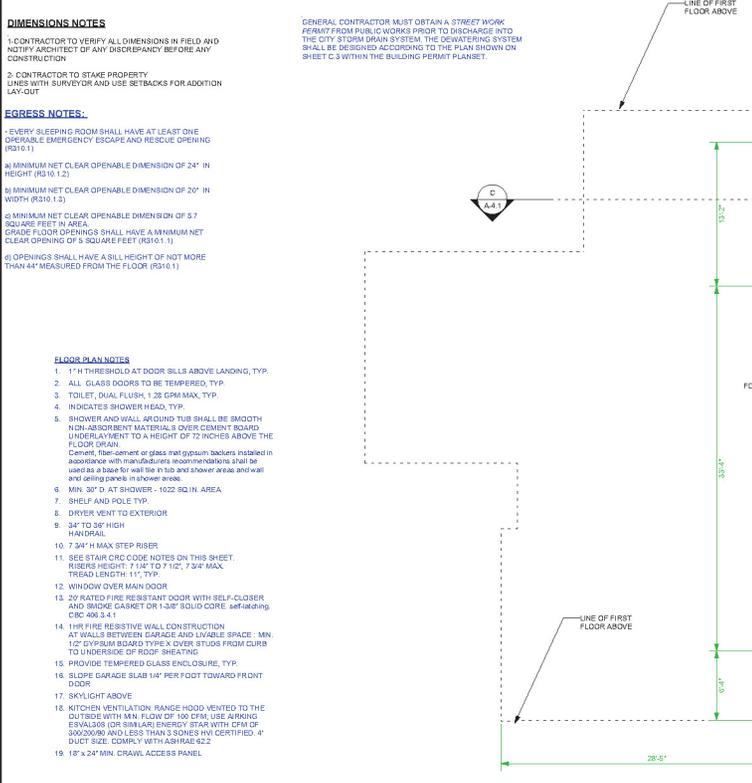
UNDERFLOOR AREA 574' SQ FT = REQUIRED VENTILATION: 3.82/85 SQ FT.
 VENT SIZE 22.5" X 5.5" = 85 SQ FT. NET FREE AREA / VENT
 REQ'D NET FREE AREA = 3.82/85 SQ FT.
 NET FREE AREA / VENT = 3.82/85 SQ FT. = 5 vents req.

= 5 VENTS REQUIRED
 PROVIDE 5 VENTS MIN.
 LOCATE 50 TO PROVIDE CROSS VENTILATION.

POOL HOUSE

FOUNDATION VENTILATION

UNDERFLOOR AREAS SHALL BE VENTILATED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS IN THE EXTERIOR FOUNDATION WALLS. VENTILATION AREA SHALL BE NOT LESS THAN 1/150 OF THE UNDERFLOOR AREA AND SHALL PROVIDE CROSS VENTILATION. THE VENTS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH OPENINGS OF 1/4" IN DIMENSION. MINIMUM 1' FOOT OF NET VENT AREA REQUIRED FOR EVERY 150 SQUARE FEET OF UNDERFLOOR AREA AT LEAST ONE VENT LOCATED WITHIN 3 FEET OF EACH CORNER OF BUILDING.



GRAPHIC KEY:
 — NEW FRAMED EXTERIOR / INTERIOR WALL
 S.S.D. FIRE RESISTIVE WALL CONSTRUCTION

2 BASEMENT FLOOR PLAN
 Scale: 3/16" = 1'-0"



AT WALLS BETWEEN GARAGE AND LIVABLE SPACE: MIN. 1/2" GYPSUM BOARD TYPE X OVER STUDS FROM CURB TO UNDERSIDE OF ROOF SHEATHING APPLIED TO INTERIOR SIDE OF THE EXTERIOR WALLS

Revision	Revision	Revision
JIAN RESIDENCE		
1080 Bear Gulch Rd, Woodside, CA 94062		
Basement		
Proj. #		
Sheet Scale: AS NOTED	Drawn By: DG	Reviewed By: DG
1/2/11/18		
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A-2.2		

VAPOR BARRIER NOTE

PROVIDE CLASS 1 OR CLASS 2 VAPOR BARRIER INSTALLED ON THE WARMER/WINTER SIDE OF THE CEILING OR PROVIDE VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS PER CRC 906.2

SKYLIGHTS NOTE

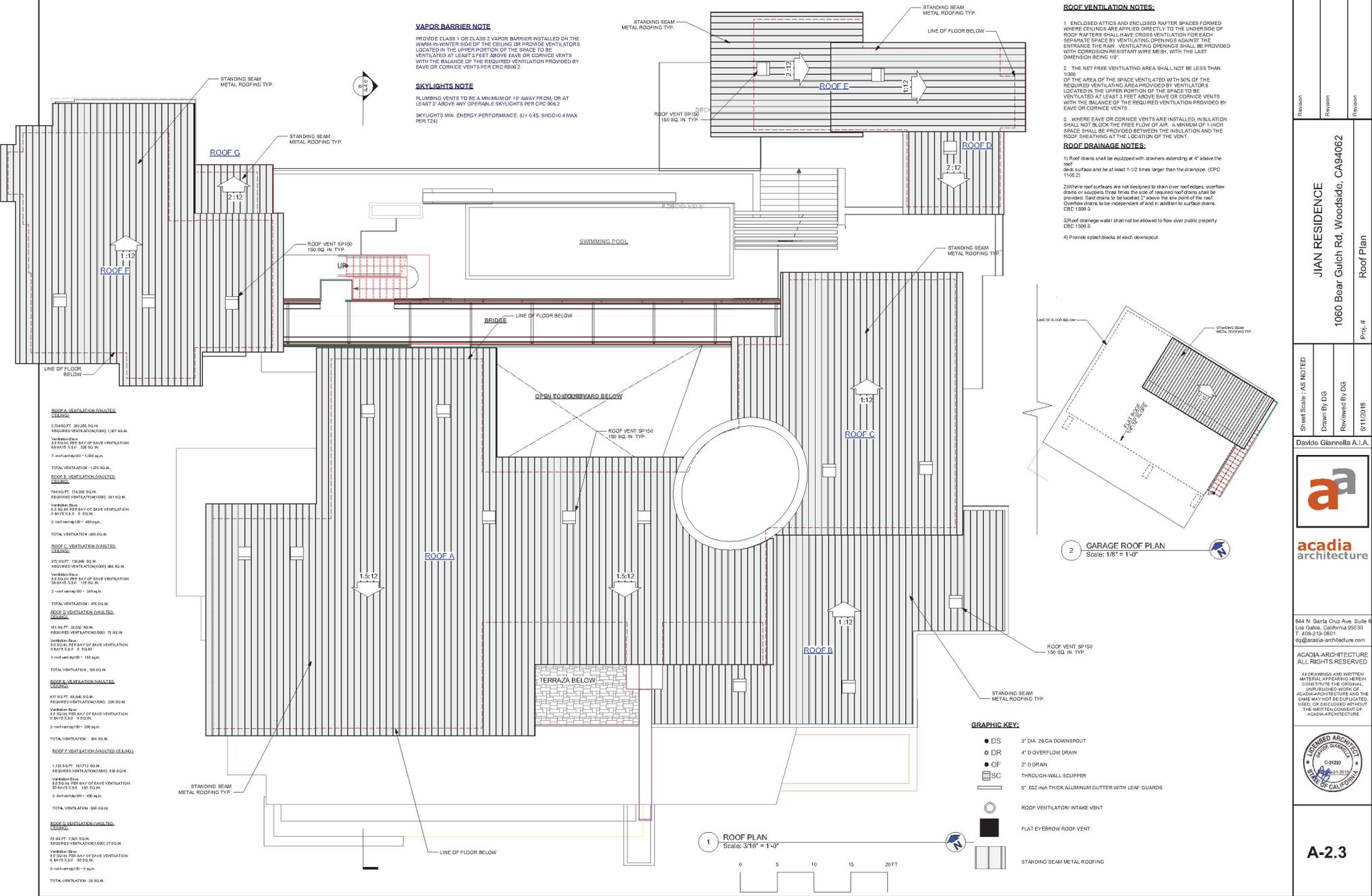
FLUMING VENTS TO BE A MINIMUM OF 1" AWAY FROM DR AT LEAST 3' ABOVE ANY OPERABLE SKYLIGHTS PER CPC 906.2
SKYLIGHTS MIN. ENERGY PERFORMANCE: U=0.45, SHGC=0.4 MAX PER 324)

ROOF VENTILATION NOTES:

- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDER SIDE OF ROOF RAFTERS SHALL HAVE DROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS AGAINST THE ENTRANCE OF THE SPACE. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH THE LAST DIMENSION BEING 1/8"
- THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED WITH 80% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS
- WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

ROOF DRAINAGE NOTES:

- Roof drains shall be equipped with strainers extending at 4" above the roof deck surface and be at least 1-1/2 times larger than the strainer. (CPC 1105.2)
- Where roof surfaces are not designed to drain over roof edges, overflow drains or scuppers three times the size of required roof drains shall be provided. Scape drains to be located 2" above the low point of the roof. Overflow drains to be independent of and in addition to surface drains. CBC 1300.3
- Roof drainage water shall not be allowed to flow over public property. CBC 1300.3
- Provide splashblocks at each downspout

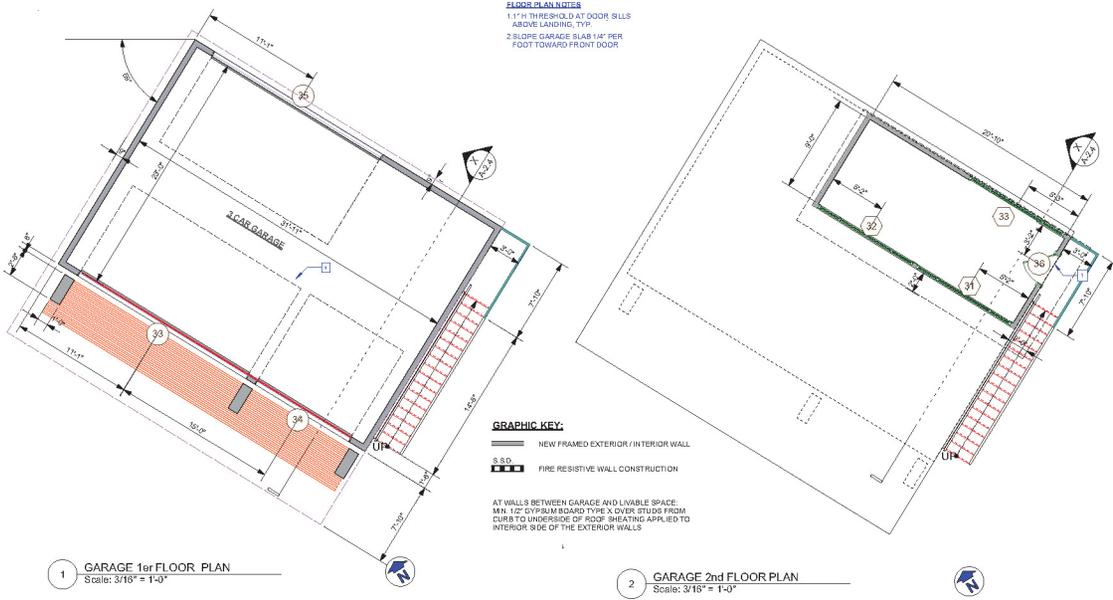


ROOF A VENTILATION (INSULATED CEILING)
27450 FT ² 30,250 SQ. IN.
REQUIRED VENTILATION(100%) 1207 SQ. IN.
Variable Rise
15.50 IN. PER BAY OF EAVE VENTILATION
68 BAYS X 3.0 = 204 SQ. IN.
2 roof vents @ 100 = 200 sq.in.
TOTAL VENTILATION 1,275 SQ. IN.
ROOF B VENTILATION (INSULATED CEILING)
73450 FT ² 114,335 SQ. IN.
REQUIRED VENTILATION(100%) 381 SQ. IN.
Variable Rise
8.00 IN. PER BAY OF EAVE VENTILATION
0 BAYS X 3.0 = 0 SQ. IN.
3 roof vents @ 100 = 300 sq.in.
TOTAL VENTILATION 480 SQ. IN.
ROOF C VENTILATION (INSULATED CEILING)
92,025 FT ² 105,908 SQ. IN.
REQUIRED VENTILATION(100%) 465 SQ. IN.
Variable Rise
23.50 IN. PER BAY OF EAVE VENTILATION
0 BAYS X 3.0 = 0 SQ. IN.
1 roof vent @ 100 = 100 sq.in.
TOTAL VENTILATION 100 SQ. IN.
ROOF D VENTILATION (INSULATED CEILING)
67,925 FT ² 95,346 SQ. IN.
REQUIRED VENTILATION(100%) 296 SQ. IN.
Variable Rise
8.00 IN. PER BAY OF EAVE VENTILATION
0 BAYS X 3.0 = 0 SQ. IN.
2 roof vents @ 100 = 200 sq.in.
TOTAL VENTILATION 300 SQ. IN.
ROOF E VENTILATION (INSULATED CEILING)
1,122,800 FT ² 12712,800 SQ. IN.
REQUIRED VENTILATION(100%) 439 SQ. IN.
Variable Rise
23.50 IN. PER BAY OF EAVE VENTILATION
30 BAYS X 3.0 = 90 SQ. IN.
3 roof vents @ 100 = 300 sq.in.
TOTAL VENTILATION 600 SQ. IN.
ROOF F VENTILATION (INSULATED CEILING)
55,400 FT ² 7260 SQ. IN.
REQUIRED VENTILATION(100%) 27 SQ. IN.
Variable Rise
2.00 IN. PER BAY OF EAVE VENTILATION
0 BAYS X 3.0 = 0 SQ. IN.
0 roof vents @ 100 = 0 sq.in.
TOTAL VENTILATION 00 SQ. IN.

GRAPHIC KEY:

- DS 3" DIA. 28 GA. DOWNSPOUT
- DR 4" D OVERFLOW DRAIN
- CF 2" D DRAIN
- SC THROUGH-WALL SCUPPER
- 5" 602 INCH THICK ALUMINUM GUTTER WITH LEAF GUARDS
- ROOF VENTILATOR/ INTAKE VENT
- FLAT EYEBROW ROOF VENT
- ▨ STANDING SEAM METAL ROOFING

<p>JIAN RESIDENCE</p> <p>1060 Beat Gulch Rd, Woodside, CA 94062</p>	<p>Revision</p> <p>Revision</p> <p>Revision</p>
<p>Sheet Scale : AS NOTED</p> <p>Drawn By : DG</p> <p>Reviewed By : DG</p> <p>18/11/2018</p>	<p>Proj. #</p> <p>Roof Plan</p>
<p>Devide Giannelis A.I.A.</p>	
 <p>acadia architecture</p>	
<p>644 N. Santa Cruz Ave, Suite 6 Los Gatos, California 95030 T: 408.219.0601 dg@acadia-architecture.com</p>	
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<p>A-2.3</p>	



- GENERAL SHEET NOTES:**
- REFER TO MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR EXTENT OF MECHANICAL, ELECTRICAL, AND STRUCTURAL WORK
 - ALL EXTERIOR STUD WALLS SHALL HAVE MIN. R-16 FOL BACKED INSULATION.
 - REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING AND STRUCTURAL MEMBER SIZES.
 - PROVIDE FULLY TEMPERED GLAZING, LAMINATED SAFETY GLASS OR APPROVED PLASTIC IN SHOWERS OR BATH/TUB ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
 - DOORS AND PANELS OF SHOWER AND BATH/TUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
 - PROVIDE TEMPERED GLAZING AT HAZARDOUS LOCATIONS, SUCH AS IN DOORS.
 - TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. PROVIDE MIXING VALVE FOR ALL TUB-SHOWERS.
 - PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATER.
 - INSTALL WINDOWS PER MANUFACTURERS RECOMMENDATIONS
 - DIMENSIONS ARE TO FINISH OF WALLS U O N.
 - MIN. JAMB AT DOORS TO BE 4"

- DIMENSIONS NOTES**
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE ANY CONSTRUCTION
 - CONTRACTOR TO STAKE PROPERTY LINES WITH SURVEYOR AND USE SETBACKS FOR ADDITION LAYOUT

- EGRESS NOTES:**
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (R210.1)
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN HEIGHT (R210.1.2)
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH (R210.1.3)
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (R210.1.1)
 - OPENINGS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 4" MEASURED FROM THE FLOOR (R210.1)

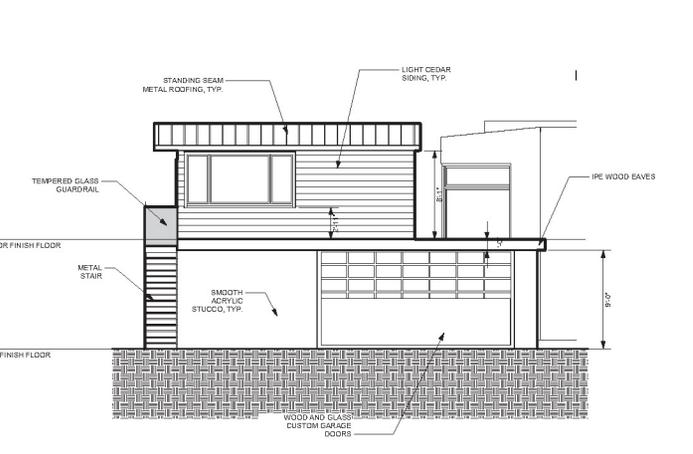
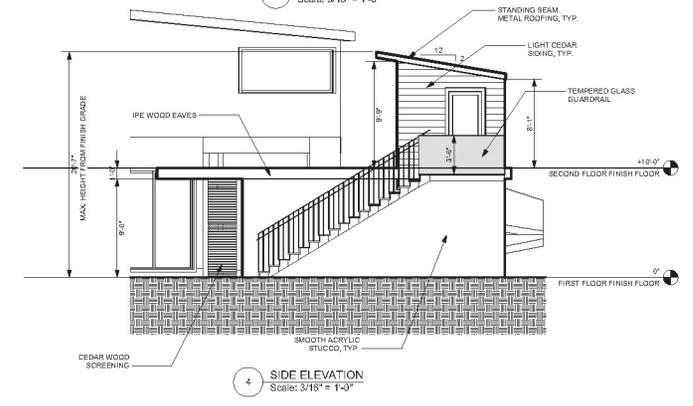
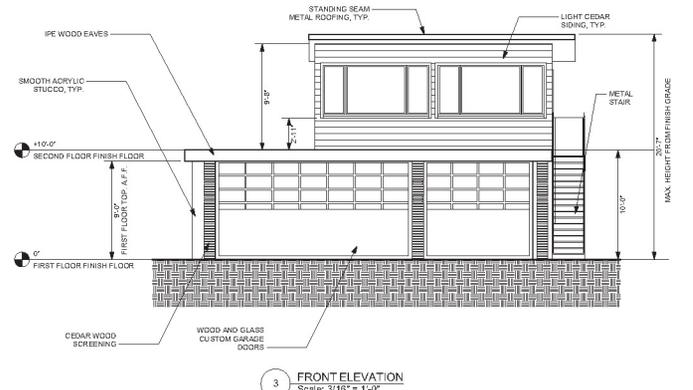
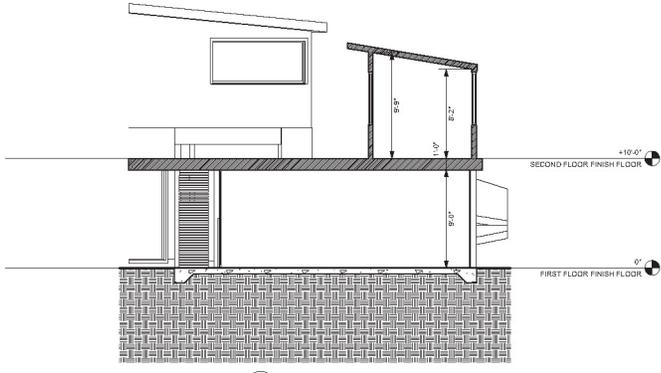
GENERAL CONTRACTOR MUST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS PRIOR TO DISCHARGE INTO THE CITY STORM DRAIN SYSTEM. THE DEWATERING SYSTEM SHALL BE DESIGNED ACCORDING TO THE PLAN SHOWN ON SHEET C.3 WITHIN THE BUILDING PERMIT PLANSET.

- CALGREEN PLUMBING PLAN NOTES:**
- CGBC Section 4.303. Fixture Flow Rate Requirements:
- Water closets - 1.2 gpm at 80 psi. CGBC Section 4.303.1.1
 - Single showerheads - 2.0 gpm at 80 psi. CGBC Section 4.303.1.3.1
 - Multiple showerheads serving one shower. Combined flow rate of all showerheads (and/or other shower outlets controlled by a single valve) 2.0 Gpm At 80 Psi. CGBC Section 4.303.1.3.2
 - Leakage fixture - 1.5 gpm at 80 psi (minimum shall not be less than CGBC Section 4.303.1.4.1)
 - Faucets in Kitchens - 1.0 gpm at 80 psi. CGBC Section 4.303.1.4.4

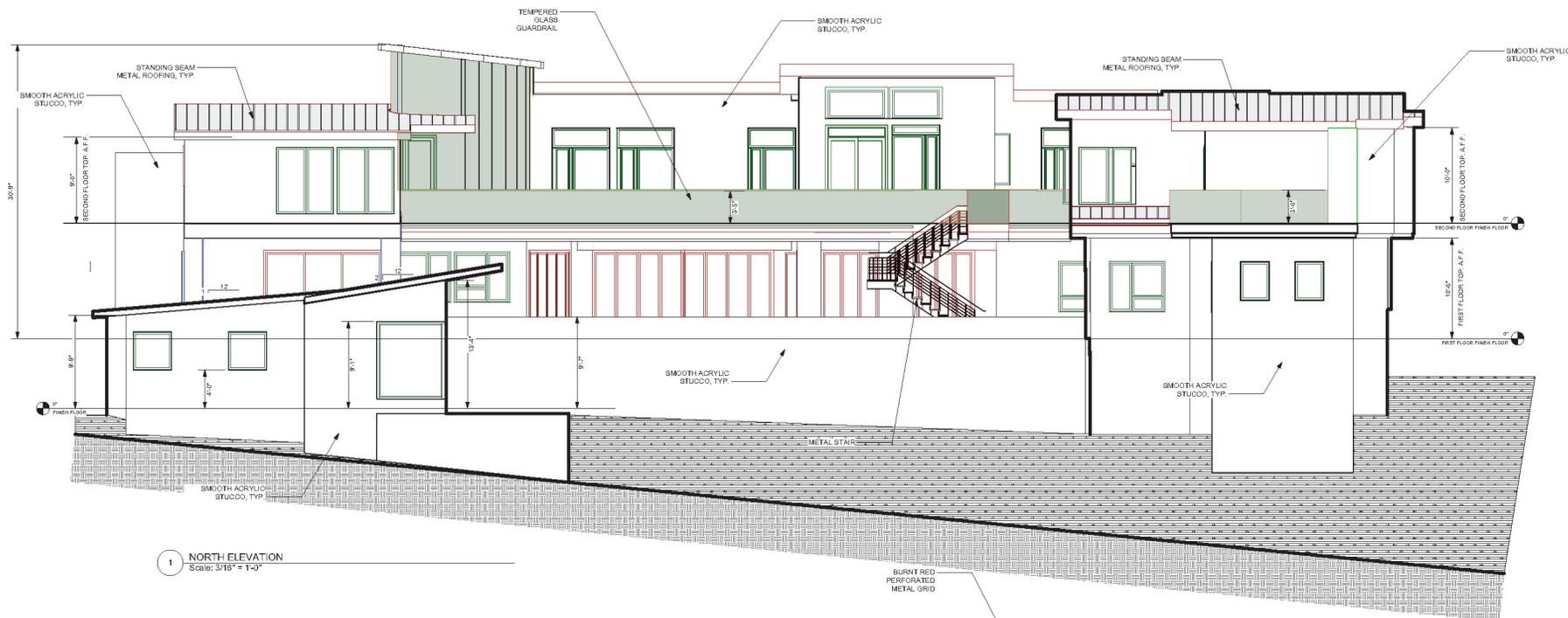
WATER HEATER NOTES:

WATER HEATERS REQUIRE TWO SEISMIC STRAPS, ONE LOCATED WITHIN THE TOP 1/3 OF THE WATER HEATER AND ONE AT THE BOTTOM 1/3. THE BOTTOM STRAP SHALL BE LOCATED AT LEAST 4" AWAY FROM THE HEATER CONTROLS. CRC 905.2

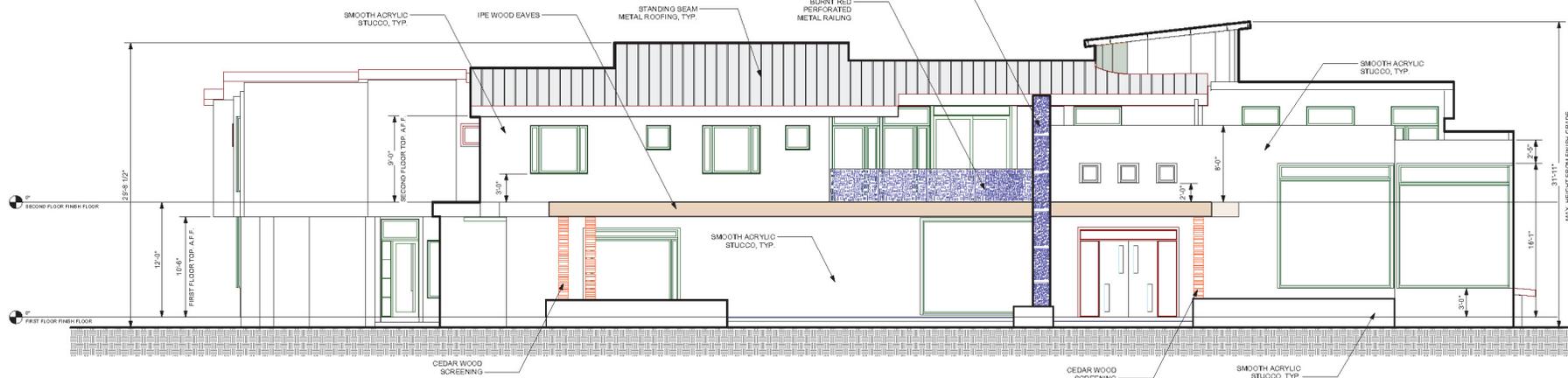
- STAIRWAY REQUIREMENT**
- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH ABOVE THE HANDRAILS. HANDRAIL PROJECTIONS ARE LIMITED TO NOT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY. (CRC Sec R311.7.1)
 - HEADROOM SHALL NOT BE LESS THAN 8 FEET 8 INCHES MEASURED FROM THE SLOPED LINE ADJOINING THE TREAD NOSING. (CRC R311.7.2)
 - RISER HEIGHT SHALL NOT EXCEED 7 3/4 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC Sec R311.7.4.1)
 - TREAD DEPTH (MEASURED BETWEEN THE NOSING) SHALL BE AT LEAST 10 INCHES. THE LARGEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" (CRC Sec R311.7.4.2)
 - NOSING NOT LESS THAN 0.75" BUT NOT MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS IF THE TREAD DEPTH IS LESS THAN 11". THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16 INCH. (CRC Sec R311.7.4.3)
 - OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE. THE OPENING BETWEEN ADJACENT TREADS ON STAIRS WITH A TOTAL RISE OF 36 INCHES OR LESS. (CRC Sec. R311.7.4.4)



Revision	Revision	Revision
JIAN RESIDENCE		
1060 Boat Gulch Rd, Woodside, CA 94062		
Project #		
Sheet Scale: AS NOTED	Drawn By: DG	Reviewed By: DG
11/26/2016		
Davide Giannela A.I.A.		
acadia architecture		
644 N. Santa Cruz Ave, Suite 8 Los Gatos, California 95030 T: 408.219.0601 E: @acadia-architecture.com		
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A-2.4		

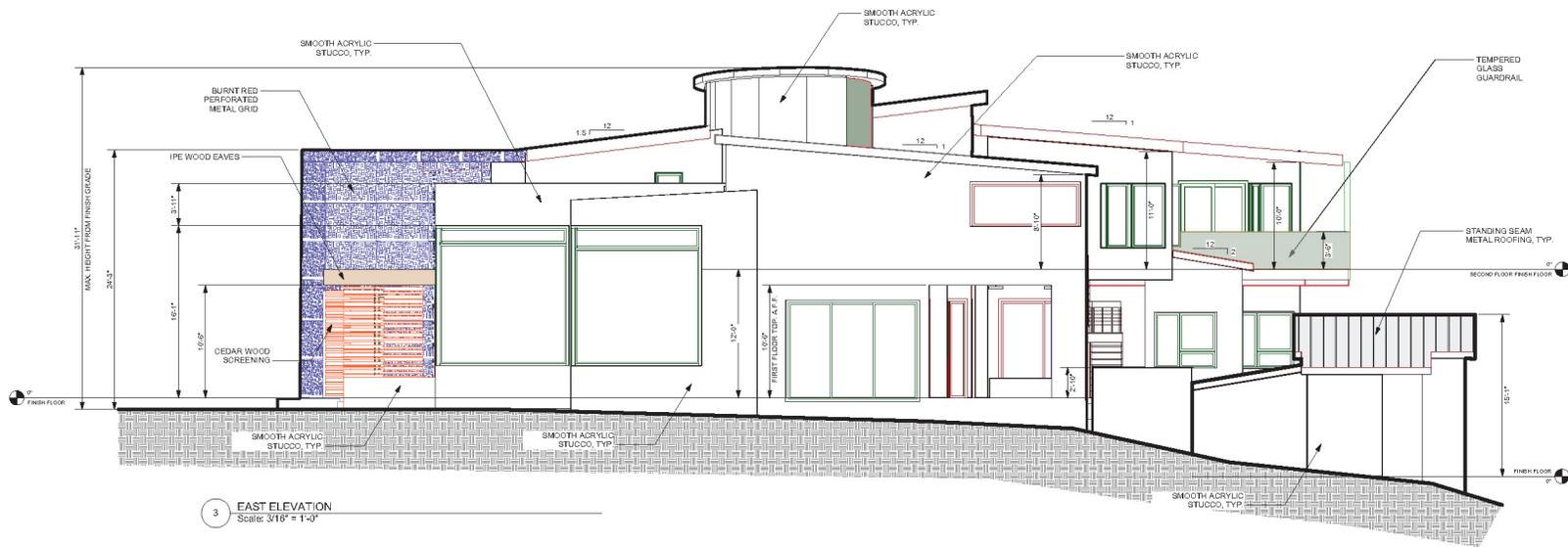


1 NORTH ELEVATION
Scale: 3/16" = 1'-0"

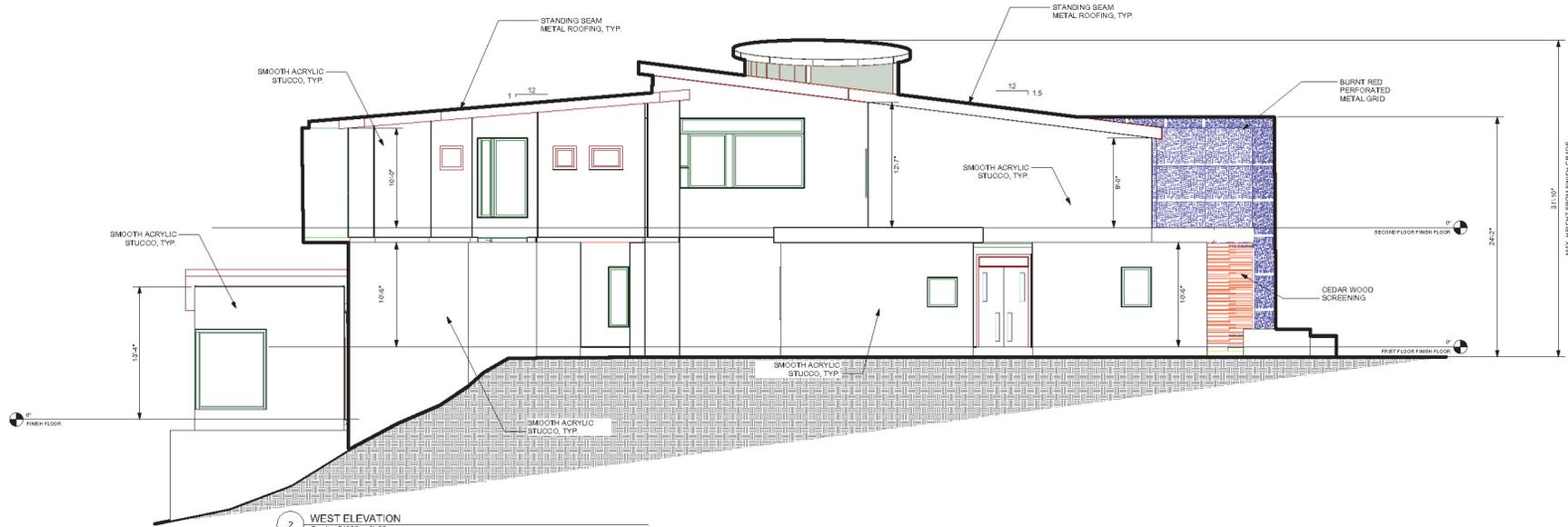


2 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

Revision	
Revision	
Revision	
JIAN RESIDENCE	
1060 Bear Gulch Rd. Woodside, CA94062	
Fig. # Exterior Elevations	
Sheet Scale - AS NOTED	
Drawn By DG	
Reviewed By DC	
	5/21/2018
Davide Giannella A. I.A.	
	
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A-3.0	



3 EAST ELEVATION
Scale: 3/16" = 1'-0"



2 WEST ELEVATION
Scale: 3/16" = 1'-0"

Revision	
Revision	
Revision	
JIAN RESIDENCE	
1060 Beat Gulch Rd, Woodside, CA 94062	
Proj. #	Exterior Elevations
Sheet Scale : AS NOTED	
Drawn By : DG	
Reviewed By : DG	
	5/27/2018
Devide Giannelis A.I.A.	
 acadia architecture	
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A-3.1	



"Fidelwood" BRONZE
COLOR ALUMINUM
WINDOWS, TYP.

"MOBI STANDING SEAM METAL
ROOFING LIGHT GRAY"
<http://www.mobil.com/products/roofing>
ved roof systems/curved-batten/

"BENJAMIN MOORE
METROPOLITAN GRAY"
<http://www.benjaminmoore.com/metro>
paint-color/metro

CEDAR WOOD
SCREENING

IPE WOOD EAVES

WATER FEATURE

PERFORATED METAL GRID AND
RAILING "BOK WOODEN"
BURNED RED

TRAVERTINE PAVERS

CONCRETE WORK
BENJAMIN MOORE
CHELSEA GRAY HC-168

LIGHT CEDAR SIDING, TYPICAL

REDWOOD AND GLASS CUSTOM
GARAGE DOORS

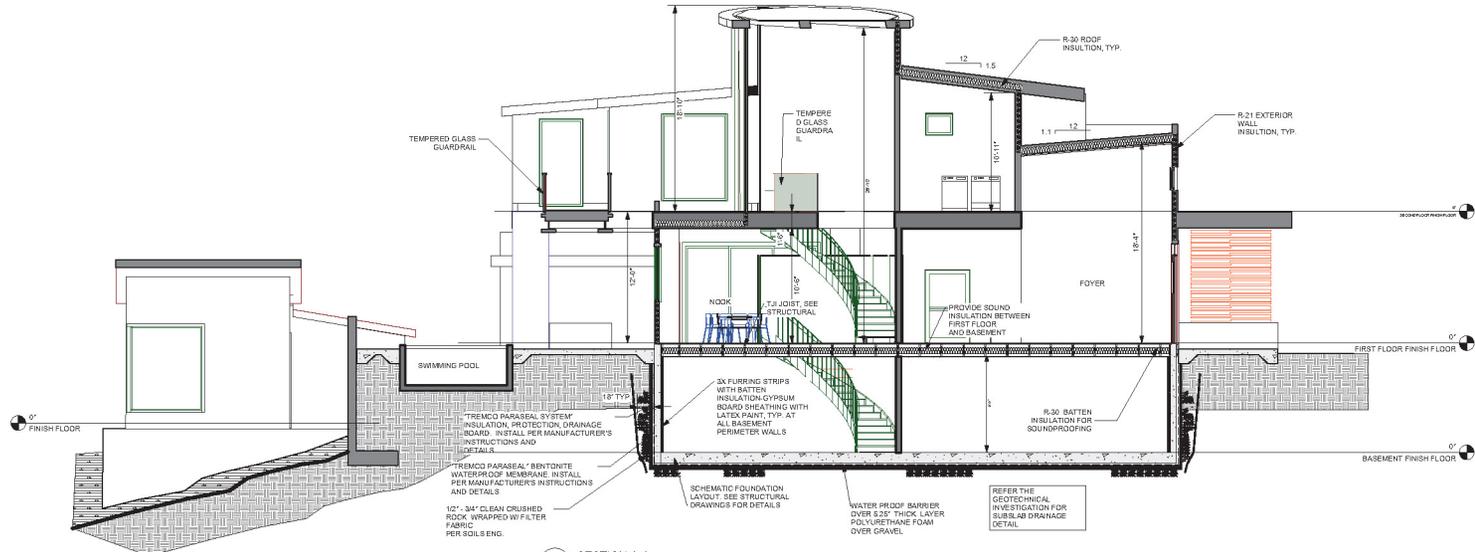
PACIFIC INTERLOCK GRAND
ESTATE PATIO STONES



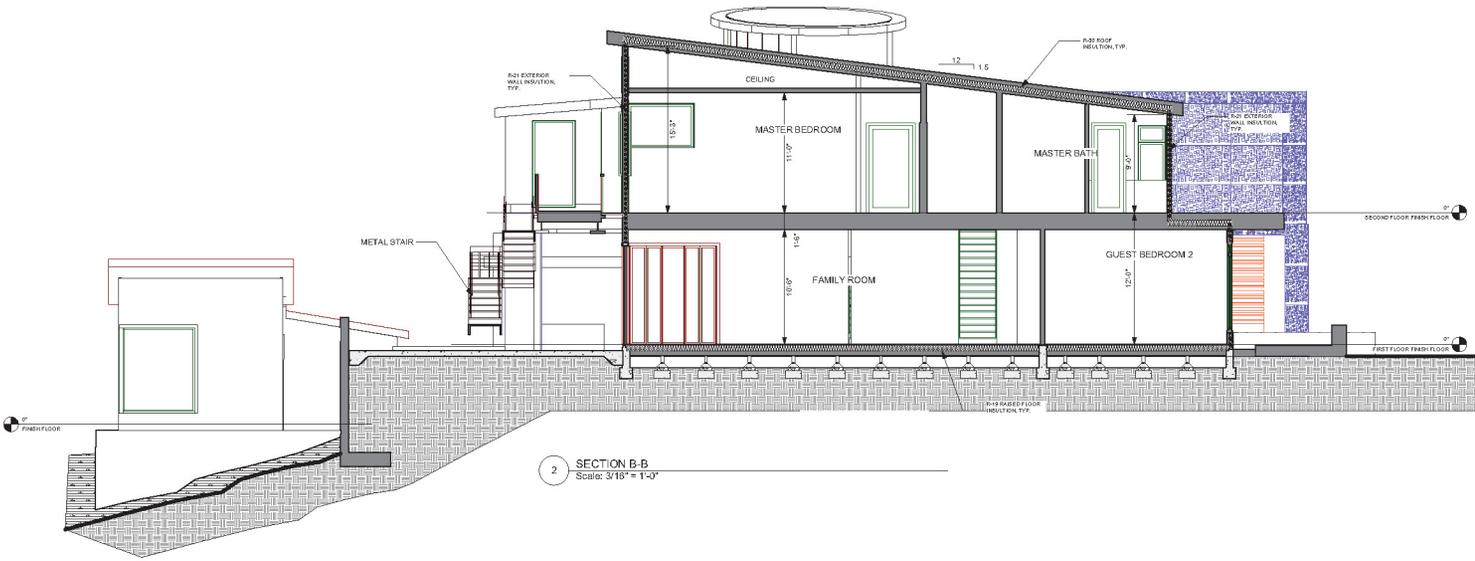
BRIDGE DECKING AND EAVES
CLADDING: IPE WOOD SIDING

ENTRY ELEVATION (SOUTH SIDE)

Revision	Revision	Revision
JIAN RESIDENCE 1060 Bear Gulch Rd, Woodside, CA 94062 Proj. # Material Board		
Sheet Scale: AS NOTED	Drawn By: DG	Reviewed By: DG
10/12/2018		
Devika Giannelis A.I.A.		
 acadia architecture		
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A-3.2		



1 SECTION A-A
Scale: 3/16" = 1'-0"



2 SECTION B-B
Scale: 3/16" = 1'-0"

Revision	
Revision	
Revision	
JIAN RESIDENCE	
1060 Beat Gulch Rd, Woodside, CA94062	
Project #	
Building Sections	
Sheet Scale : AS NOTED	
Drawn By : DG	
Reviewed By : DG	
18/11/2018	

Devide Giannelis A.I.A.



acadia
architecture

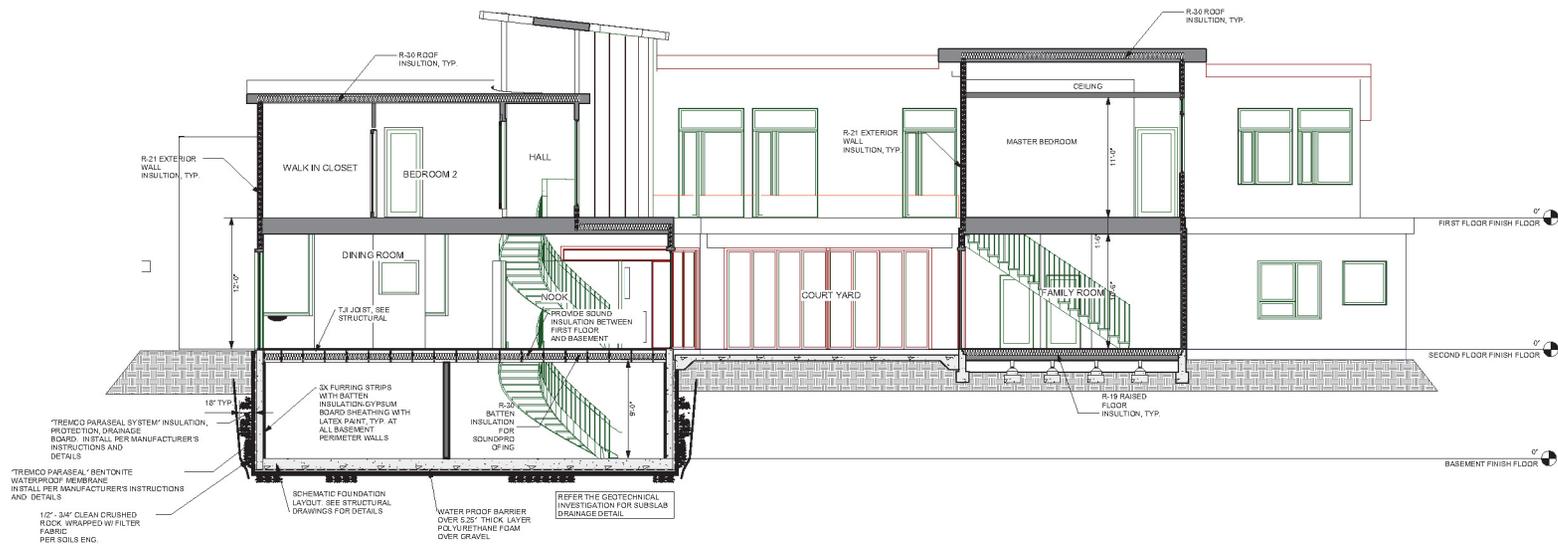
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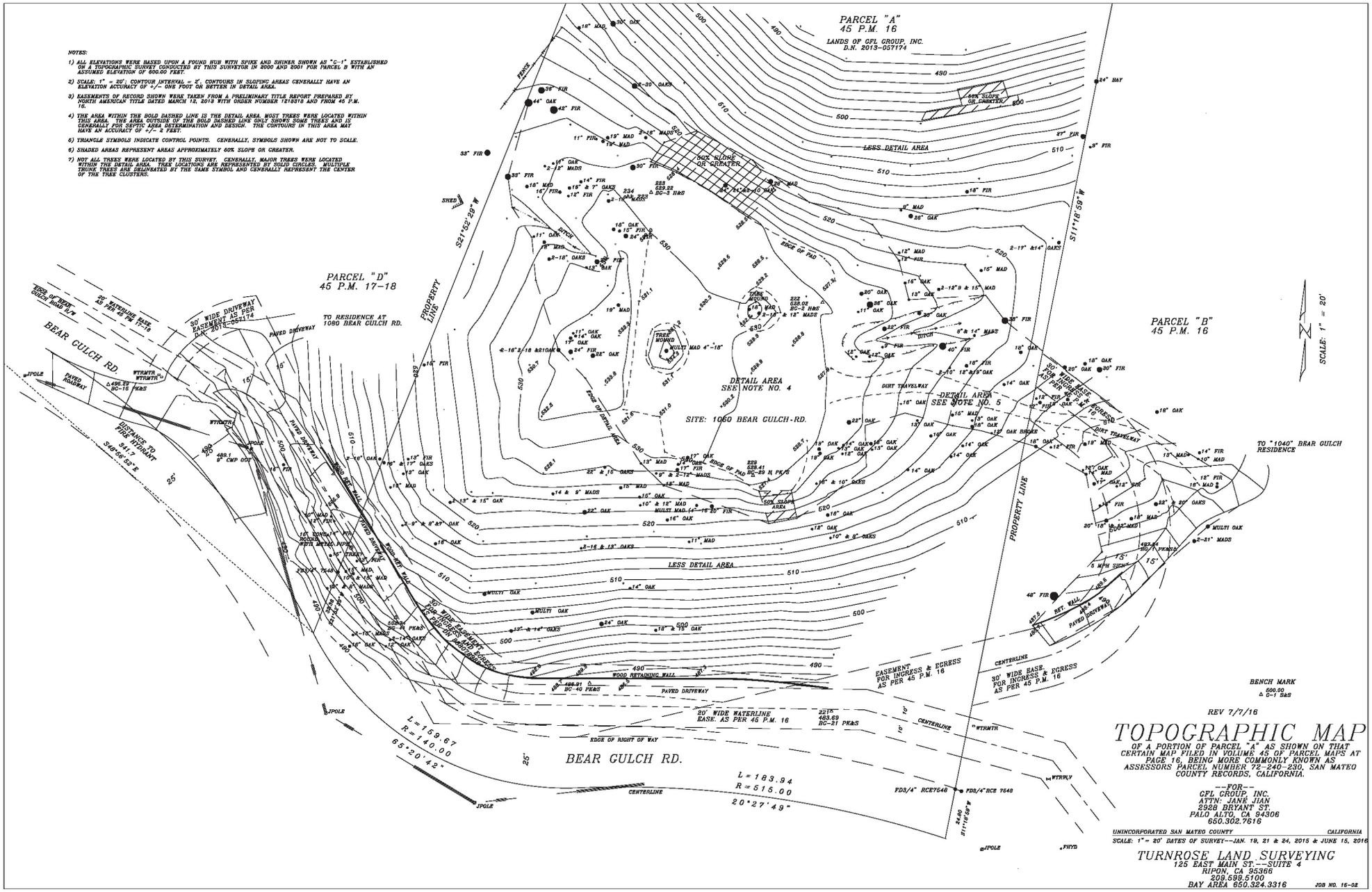
A-4.0



3 SECTION C-C
Scale: 3/16" = 1'-0"

Revision	JIAN RESIDENCE
Revision	1060 Bear Gulch Rd, Woodside, CA 94062
Revision	Building Sections
Sheet Scale : AS NOTED	Drawn By : DG
	Reviewed By : DG
	18/11/2018
Devide Giannelis A.I.A.	
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A-4.1	

- NOTES:
- 1) ALL ELEVATIONS WERE BASED UPON A FOUND HUB WITH SPIKE AND SHIMMER SHOWN AS "C-1" ESTABLISHED ON A TOPOGRAPHIC SURVEY CONDUCTED BY THIS SURVEYOR IN 2000 AND 2001 FOR PARCELS B WITH AN ASSUMED ELEVATION OF 600.00 FEET.
 - 2) SCALE: 1" = 20' CONTOUR INTERVAL = 2'. CONTOURS IN SLOPING AREAS GENERALLY HAVE AN ELEVATION ACCURACY OF +/- ONE FOOT OR BETTER IN DETAIL AREA.
 - 3) ELEVATIONS OF RECORD SHOWN WERE TAKEN FROM A PRELIMINARY TITLE REPORT PREPARED BY NORTH AMERICAN TITLE DATED MARCH 12, 2015 WITH CHECK NUMBER TEXAS 160 FROM 4:00 P.M. 16.
 - 4) THE AREA WITHIN THE BOLD DASHED LINE IS THE DETAIL AREA. MOST TREES WERE LOCATED WITHIN THIS AREA. THE AREA OUTSIDE OF THE BOLD DASHED LINE ONLY SHOWS SOME TREES AND IS GENERAL FOR SETBACK AREA DETERMINATION AND DESIGN. THE CONTOURS IN THIS AREA MAY HAVE AN ACCURACY OF +/- 2 FEET.
 - 5) TRIANGLE SYMBOLS INDICATE CONTROL POINTS. GENERALLY, SYMBOLS SHOWN ARE NOT TO SCALE.
 - 6) SHADED AREAS REPRESENT AREAS APPROXIMATELY 60% SLOPE OR GREATER.
 - 7) NOT ALL TREES WERE LOCATED BY THIS SURVEY. GENERALLY, MAJOR TREES WERE LOCATED WITHIN THE DETAIL AREA. TREE LOCATIONS ARE REPRESENTED BY SOLID CIRCLES. MULTIPLE TREES WERE CLUSTERED BY THE CAMP SYMBOL AND GENERALLY REPRESENT THE CENTER OF THE TREE CLUSTERS.



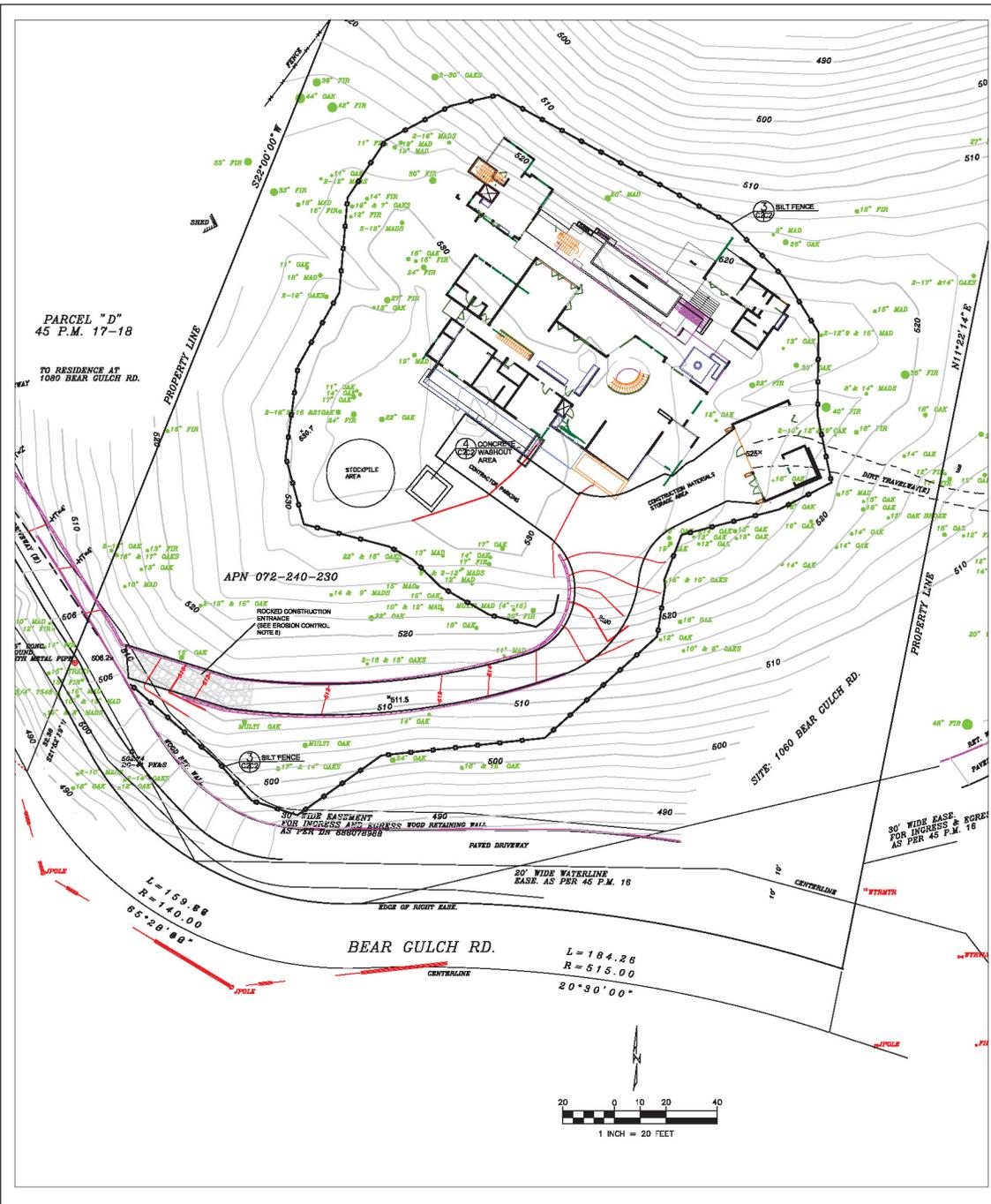
REV 7/7/16

TOPOGRAPHIC MAP
 OF A PORTION OF PARCEL "A" AS SHOWN ON THAT
 CERTAIN MAP FILED IN VOLUME 45 OF PARCEL MAPS AT
 PAGE 16, BEING MORE COMMONLY KNOWN AS
 ASSESSOR'S PARCEL NUMBER 72-240-230, SAN MATEO
 COUNTY RECORDS, CALIFORNIA.

FOR:
 CPL GROUP, INC.
 ATTN: JANE JIAN
 2828 DRYANT ST.
 PALO ALTO, CA 94306
 650.302.7516

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
 SCALE: 1" = 20' DATES OF SURVEY—JAN. 19, 21 & 24, 2015 & JUNE 15, 2016

TURNROSE LAND SURVEYING
 125 EAST MAIN ST.—SUITE 4
 RIPON, CA 95366
 209.508.5100
 BAY AREA 650.324.9316 JOB NO. 16-02



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: DAVIDE CHIANELLA
 TITLE/QUALIFICATION: ARCHITECT
 PHONE: 408-208-0801
 EMAIL: DAVIDIANNELLA@GMAIL.COM

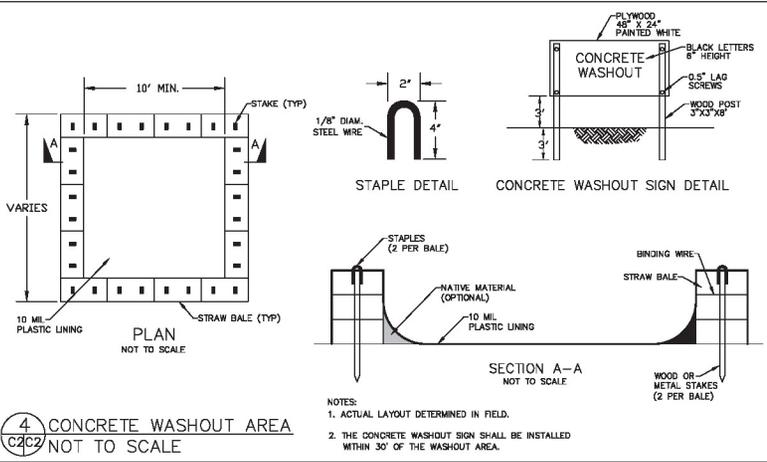
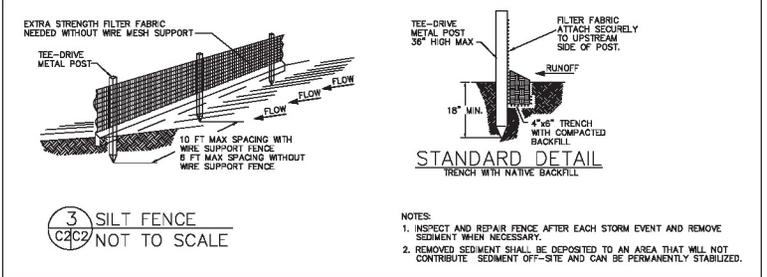
* USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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.
- 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.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- 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
- Use of plastic sheeting between October 1st and April 30th is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.
- The tree protection shall be in place before any grading, excavating or grubbing is started.

EROSION CONTROL NOTES

- SILT FENCE INSTALL AT LOCATIONS SHOWN. AFFIX AS SHOWN IN DETAIL 3.
- CONCRETE SHALL BE PLACED DURING WET WEATHER AFTER OCTOBER 1. THE FOLLOWING PROVISIONS ARE FOLLOWED:
 - NO DRIVING SHALL TAKE PLACE DURING DRY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
 - ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH ALTE NETTING.
 - ALL EXPOSED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-LOADING.
 - ALL EXPOSED BRANCHES SHALL BE PERMANENTLY PROTECTED FROM EROSION BY BEING AROUND LANDSCAPING. BRANCHES SHALL BE 7.5 LB PER ACRE ANNUAL REVENUE OF APPROVED SUBSTITUTES. BRANCHES SHALL BE COVERED WITH STRAW BALE AT A RATE OF 2 TONNAGE.
 - ROCKED CONSTRUCTION ENTRANCE SHALL BE 45 FEET LONG BY 14 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - THE MATERIAL FOR THE PAD SHALL BE 2 TO 3 INCH STONE.
 - THE PAD SHALL BE NOT LESS THAN 6 FEET.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOPPING UP WITH ADDITIONAL STONE AS CONSTRUCTION DRAMA, AND REPAIR ANDOR CLEANING OF ANY WEARWAYS LEAD TO TOP SOILS. ALL SEDIMENT SHALL BE REMOVED IMMEDIATELY.
 - WHEN NECESSARY, WEEDS SHALL BE CLEARED TO REMOVE SEDIMENT FROM TO REMOVED ONTO TO TOP SOILS. WHEN NECESSARY, WEEDS SHALL BE CLEARED ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
 - CONCRETE WASHOUT AREA SHALL BE SURFACE BY A SINGLE LAYER OF SAND BASE TO CONTAIN PLURAL. CHANNELS INTO AREA SHALL BE CLEARED TO ALLOW THE DRAINING PER 45 P.M. 16.



Signature Prime Geotechnical, Inc.
 SIGMA PRIME GEOTECHNICAL, INC.
 333 PRINCETON AVENUE
 IRVINE, CALIFORNIA 92614
 (949) 728-3880
 FAX 728-3888

DATE: 05-15-16
 DRAWN BY: CAK
 CHECKED BY: ASB
 REV. DATED: 9-4-18
 REV. DATE

EROSION CONTROL PLAN
 JAN PROPERTY
 1080 BEAR CULCH ROAD
 WOODSIDE

SHEET
 C-2



Late Afternoon
Garden Design
Nicholas Thayer
707-462-5133 310 N School St
Ukiah, CA 95482
Ca Lic. C1963.001

Jian Property
1060 Bear Gulch Dr
Woodside,
California

APN: 072-230-240

notes:

-delta 3 - 9-12-18
-delta 4 - 1-18-19

drawing schedule:

L1 - WLO Layout/Planting Plan
L2 - WLO Irrigation Plan
L3 - Tree Protection Plan

drawing:

L3
Tree Protection Plan
delta 4

date: Jan. 18th, 2019

scale: 1" = 20' & NTS

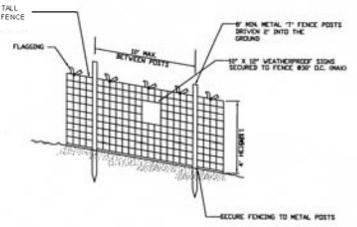
sheet: 3 of 3

drawn by: NFT

LEGEND

-  15" FIR
TREE SPECIES WITH DIAMETER AT BREAST HEIGHT NOTATION
-  20" OAK
SPECIFIC TREE TO BE REMOVED
- 
FENCING FOR TREE PROTECTION AREA, SEE DETAIL THIS SHEET
-  TPA
TREE PROTECTION AREA TPA SHALL HAVE 3 INCH COVER OF ARBORIST CHIPPED TREE WASTE OVER ENTIRE SURFACE AREA WITHIN THE TPA TO PROTECT SOIL AND TREE ROOTS FROM COMPACTION

TREE PROTECTION FENCING DETAIL
NOT TO SCALE



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Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG



Late Afternoon
Garden Design
Nicholas Thayer
707-462-5133 310 N School St
Ukiah, CA 95482
Ca Lic. C1963.001

Jian Property
1060 Bear Gulch Dr
Woodside,
California
APN: 072-230-240

notes:

- delta 3 - 9-12-18
- delta 4 - 1-18-19

drawing schedule:

- L1 - WELO Hydrozone and Planting Plan
- L2 - WELO Irrigation Plan
- L3 - Tree Protection Plan

drawing:

WELO Hydrozone & Planting Plan
delta 4

date: Jan. 18th, 2019

scale: 1" = 10'

sheet: 1 of 3

drawn by: NFT

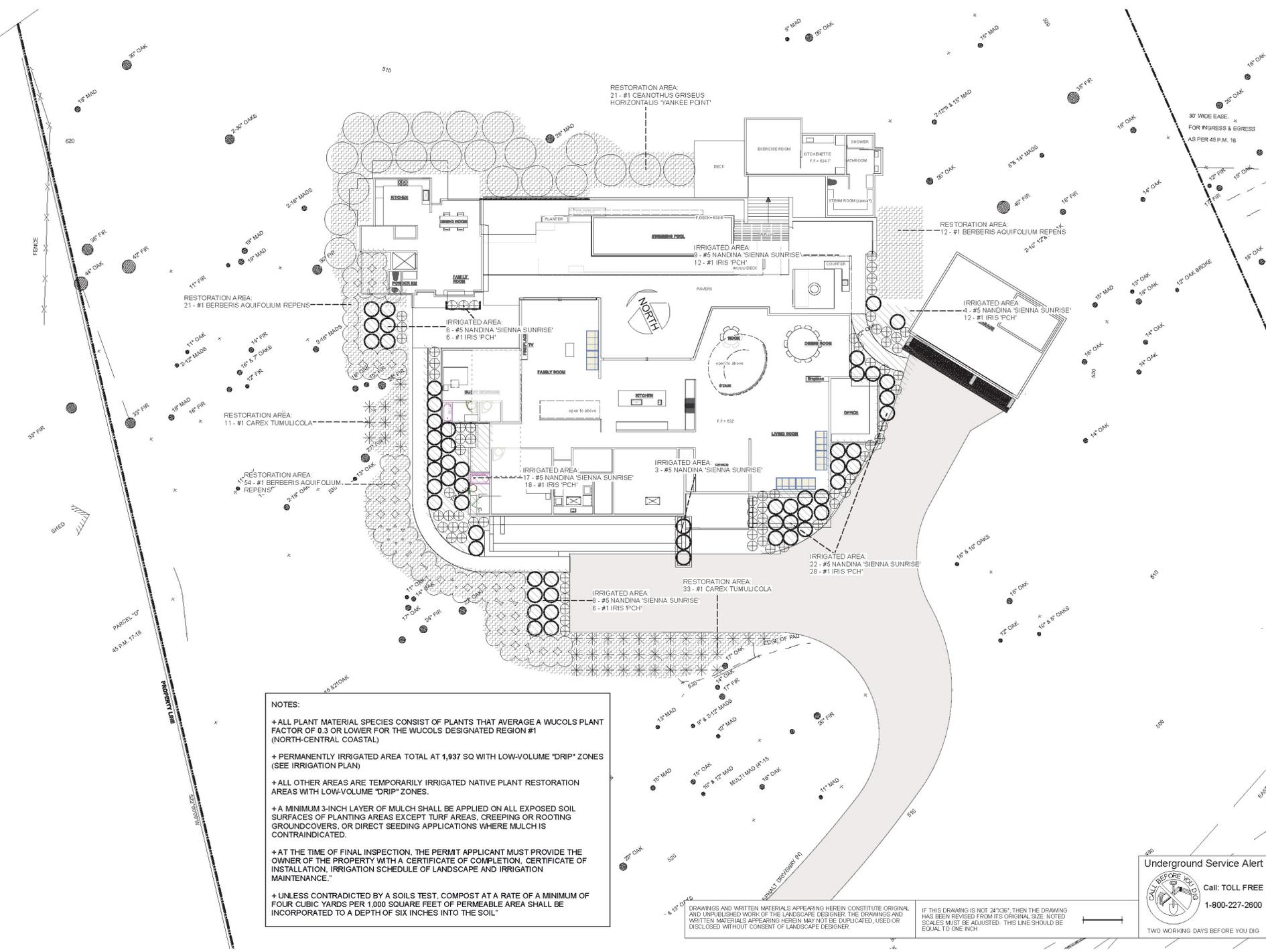
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Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

NOTES:

- + ALL PLANT MATERIAL SPECIES CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3 OR LOWER FOR THE WUCOLS DESIGNATED REGION #1 (NORTH-CENTRAL COASTAL)
- + PERMANENTLY IRRIGATED AREA TOTAL AT 1,937 SQ WITH LOW-VOLUME "DRIP" ZONES (SEE IRRIGATION PLAN)
- + ALL OTHER AREAS ARE TEMPORARILY IRRIGATED NATIVE PLANT RESTORATION AREAS WITH LOW-VOLUME "DRIP" ZONES.
- + A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- + AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE."
- + UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL"

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drawing schedule:

- L1 - WELO Hydrozone and Planting Plan
- L2 - WELO Irrigation Plan
- L3 - Tree Protection Plan

drawing:

L2
WELO Irrigation
Plan
delta 4

date: Jan. 18th, 2019

scale: 1" = 10'

sheet: 2 of 3

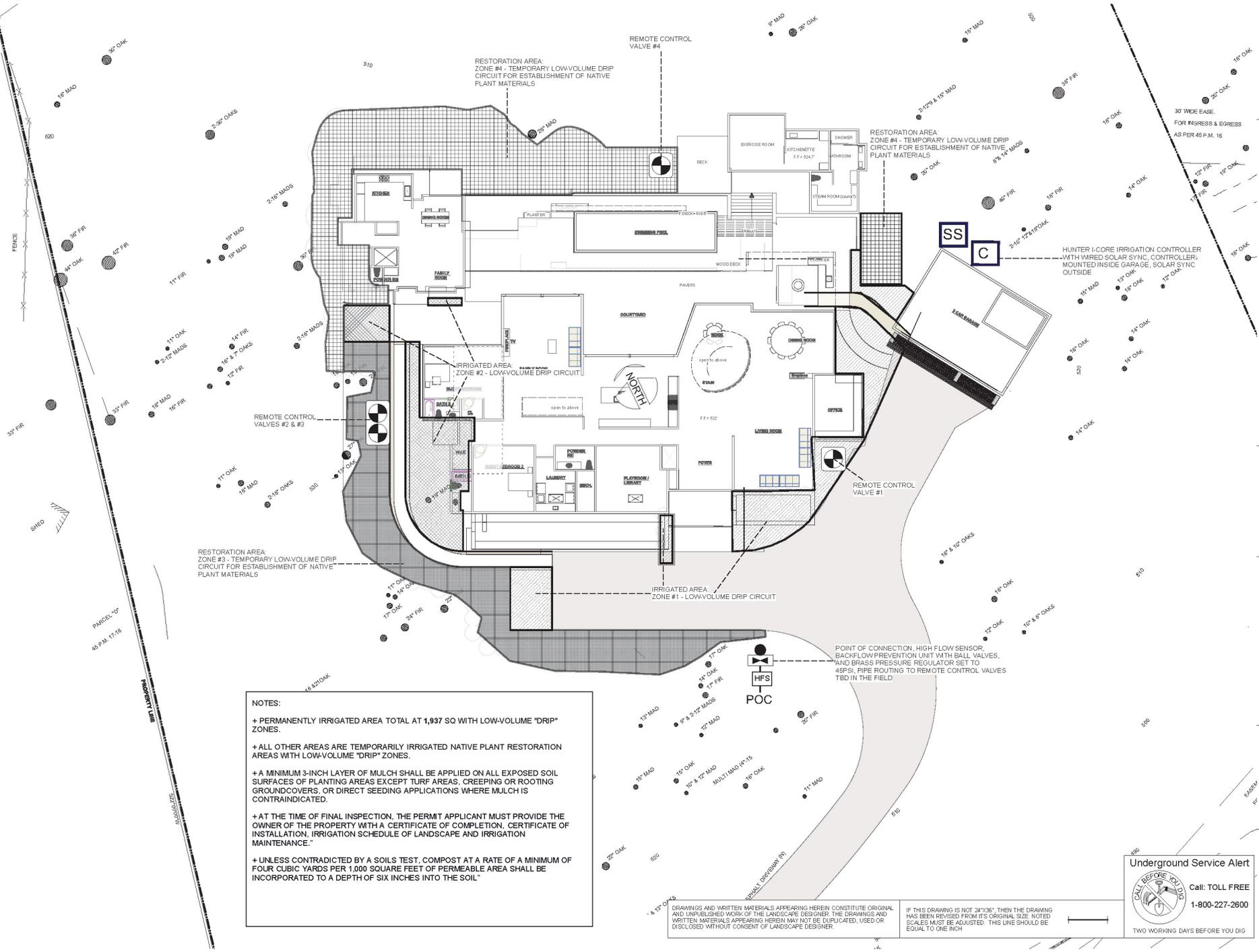
drawn by: NFT

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TWO WORKING DAYS BEFORE YOU DIG



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- + UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL"

DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE DESIGNER. THE DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF LANDSCAPE DESIGNER.

IF THIS DRAWING IS NOT 34"x36", THEN THE DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE. NOTED SCALES MUST BE ADJUSTED. THIS LINE SHOULD BE EQUAL TO ONE INCH



County of San Mateo - Planning and Building Department

ATTACHMENT D

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

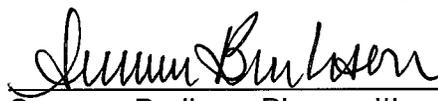
The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

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 (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</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:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		
<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 primarily contact for the Amah Mutsun Tribal Band of Mission San Juan Bautista.

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

18. UTILITIES AND SERVICE SYSTEMS. 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.

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

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 E

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

DATE: May 18, 2017

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of 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.

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

PROPOSAL

The applicant is seeking a Resource Management (RM) Permit, Use Permit, and Grading Permit to construct a new 6,639 sq. ft. two-story single-family residence with an attached 874 sq. ft. 3-car garage on a legal, undeveloped 5-acre parcel in the unincorporated area of Woodside. The project also includes an attached two-story second unit (1,500 sq. ft.) at the rear northwest corner of the residence, a detached 127 sq. ft. pool house at the rear northeast corner of the residence, a pool and hot tub, and an outdoor kitchen/BBQ area. Landscaping, drainage, and a septic system will also be installed to serve the development. The project involves 1,150 cubic yards (c.y.) of grading, including 790 c.y. of cut and 360 c.y. of fill, for a new driveway, building crawl spaces, and patio area. The project will require the removal of 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 17 require a permit to remove due to their size. A Use Permit is required as the proposed second unit exceeds the maximum allowed size (1,200 sq. ft.) for a second unit per the County's recently adopted Second Unit Regulations update, adopted on January 10, 2017 and becoming effective on February 10, 2017.

RECOMMENDATION

That the Zoning Hearing Officer certify the Mitigated Negative Declaration and approve 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, proposed under the current application.

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: An Initial Study and Mitigated Negative Declaration were prepared and circulated for review from March 20, 2017 to April 10, 2017. As of the publication of this report, no comments were received. Mitigation measures have been included as conditions of approval in Attachment A.

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	- Subject application submitted, PLN 2016-00111.
February 13, 2017	- Subject 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.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Staff has reviewed and determined that the project 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 5-acre project parcel is located in a rural residential subdivision that consists of moderate to steep slopes and dense tree coverage. 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 while the project parcel is located uphill on the north side of Bear Gulch Road.

The project does propose to remove 28 trees consisting of 3 Douglas fir (15-inch, 24-inch, and 30-inch dbh), 19 coast live oaks (ranging in size from 11 inches dbh – 36 inches dbh), and 6 Pacific madrones (ranging in size from 4 inches – 19 inches dbh). Of these 28 trees proposed for removal, 17 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. 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 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 RM District allows single-family residences subject to the issuance of an RM Permit. No trees proposed for removal are considered heritage trees by definition (Section 11,050(g)) under the County's Heritage Tree Ordinance. Furthermore, staff is recommending Mitigation Measure 4 from the Mitigated Negative Declaration (MND) as a condition of approval which requires a 1:1 tree replacement ratio for the regulated trees proposed for removal and Mitigation Measure 10 to require a tree protection pre-site inspection to ensure proper tree protection measures are installed prior to construction for any trees not approved for removal.

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 project is being proposed in the only relatively flat area of the 5-acre parcel. Nonetheless, the project does propose 1,150 cubic yards (c.y.) of grading, including 790 c.y. of cut and 360 c.y. of fill to implement the project, including construction of a new uphill driveway from Bear Gulch Road and in-ground pool. The applicant has submitted an erosion control plan prepared by KPROX Engineering that includes construction management measures proposed to minimize soil erosion and sedimentation from the project site, including the use of silt fencing around the perimeter of construction and a stabilized construction entrance from Bear Gulch Road, as well as Best Management Practices (BMPs) for erosion control. Furthermore, staff is recommending Mitigation Measures 9 and 10 from the MND as conditions of approval to prohibit grading during the wet season (October 1 through April 30) to avoid the increased potential for soil erosion (unless an Exception to the Winter Grading Moratorium is granted by the Community Development Director) and to require an Erosion Control and

Tree Protection Pre-Site Inspection to ensure all approved measures are properly implemented prior to the start of construction.

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*), Policy 4.29 (*Trees and Vegetation*), Policy 4.30 (*Landscaping and Screening*), Policy 4.31 (*Public Utilities*) 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, minimizing grading operations, placing utilities underground, and installing landscaping that provides a smooth transition between development and adjacent forested areas.

The project 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. Existing topography and trees will help screen the new driveway and uphill residential development from the roadway. As mentioned in Section A.1.a. above, a total of 28 trees are proposed for removal, including 17 that require an RM Permit due to their size, which the applicant is seeking under the subject project. 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). As mentioned in Section A.1.b. above, a total of 1,150 c.y. of grading is proposed to implement the project, including construction of a new uphill driveway from Bear Gulch Road and in-ground pool. Grading is confined to the immediate project area and limited to that necessary to construct the proposed development. Utilities are proposed to be underground and landscaping is proposed in disturbed areas to create a smooth transition between the residential development and the adjacent surrounding natural vegetation.

d. Historical and Archaeological Resources

Policy 5.20 (*Site Survey*) and Policy 5.21 (*Site Treatment*) require that the applicant take appropriate precautions to avoid damage to historical and archaeological resources.

According to a cultural resources survey report prepared by SWCA Environmental Consultants, dated July 2016, the project site does not contain any historical resources. Furthermore, while unlikely, there is a possibility that buried or obscured archaeological resources may be encountered during construction. Therefore, staff is recommending Mitigation Measure 5 from the MND to provide instruction on minimizing any impacts to any potentially unknown archaeological resources that may be unearthed during construction activities.

e. 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; 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; and where possible, locate development in areas that are free from hazardous conditions, including steep slopes and unstable soils.

The surrounding rural area consists of individual privately-owned 5 – 20-acre parcels, including the subject 5-acre parcel, located along Bear Gulch Road. The area consists of moderate to steep slopes and dense tree coverage. Most of the parcels along Bear Gulch Road are developed with single-family residences utilizing the same utilities as proposed with the subject project (i.e., California Water Service Company, private septic system). An Initial Study and Mitigated Negative Declaration (Attachment D) has been prepared for the project which concludes that the project is not expected to damage or destroy any environmental resources (i.e., aesthetics, agriculture or forest lands, biological, cultural, mineral, etc.). Furthermore, according to a Geotechnical Investigation Report for the project, geotechnical hazards in the project area are considered low.

f. Water Supply

Policy 10.15 (*Water Suppliers in Rural Areas*) and Policy 10.25 (*Efficient Water Use*) considers water systems and wells as appropriate water supply in rural areas, and encourages efficient use of water supplies through effective conservation methods such as water conservation devices.

The project will receive municipal water service from the California Water Service Company which manages a water main located along Bear Gulch Road. California Water Service Company provides a number of rebate programs for the use of water conserving devices, including fire sprinkler nozzles, high-efficiency toilets and clothes washers, and smart irrigation controllers, all of which are available to the applicant. Additionally, the project proposes irrigation in compliance with the County's Water Efficient Landscape Ordinance, which promotes efficient water use for landscape areas.

g. Wastewater

Policy 11.10 (*Wastewater Management in Rural Areas*) and Policy 11.12 (*Adequate Lot Sizes for Septic Tanks*) considers sewage disposal systems as an appropriate method of wastewater management in rural areas, and requires septic systems to meet the requirements of the Office of Environmental Health for parcel size and other standards.

The project includes the installation of a new private septic system to serve the proposed development. The County Environmental Health Division has reviewed the proposed project and provided conditional approval for the new septic system with regard to location, sizing, and percolation rates.

h. Natural Hazards

(1) Geotechnical Hazards

Policy 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) and Policy 15.21 (*Requirement for Detailed Geotechnical Investigations*) seek to avoid siting structures in areas where they are jeopardized by geotechnical hazards; avoiding construction in steeply sloped areas (generally above 30%), unless appropriate structural design measures are incorporated to ensure safety and reduce hazardous conditions; and to require geotechnical investigation for development projects that may be located in an area of geotechnical hazard.

According to a site specific Geotechnical Investigation Report (Report) prepared by Sigma Prime Geosciences, Inc. (April 2016), lateral spreading, subsidence, and expansive soils in the project area are low. According to a U.S. Geological Survey's Landslide Susceptibility

Map of 1972 (Map), the front portion of the project parcel (where the driveway is proposed) is categorized as having a moderate susceptibility to landslides with the remaining area of the parcel having a high susceptibility to landslides. The Map clarifies that some high susceptible areas may be relatively stable and suitable for development. Two areas of the project, a small portion of the driveway and a portion of the second unit, are proposed in areas of 50% slope. The site specific project's geotechnical report concludes that landslide susceptibility is low at the project site based on site reconnaissance and geologic map review. Furthermore, the project site is not located in an Alquist-Priolo Earthquake Fault Zone, or special study area where fault rupture is likely to occur. The nearest active seismic area is the San Andreas fault located approximately 2.3 km east of the project site and given the entire bay area is within a seismically active region of the state, the project will be required to comply with all seismic design criteria of the current California Building Code. The plans and geotechnical report have been reviewed and conditionally approved by the County Geotechnical Section.

(2) Fire Hazards

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*), Policy 15.31 (*Standards for Road Access for Fire Protection Vehicles to Serve New Development*), and Policy 15.34 (*Vegetative Clearance Around Structures*) require development in hazardous fire areas to be reviewed for adequate building materials, access, brush clearance from structures, fire flows, and water supplies.

According to the Fire Hazard Severity Zone Maps from the California Department of Forestry, the project parcels are within a Very High Fire Hazard Severity Zone, State Responsibility Area. The project plans have been reviewed by the Woodside Fire Protection District and conditionally approved 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, adequate fire flow, and water supplies.

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 in the following applicable areas: Residential Energy Efficiency, Green Building Ordinance, Waste Diversion, and Sequestration.

As new construction, the project will be required to comply with the mandatory California Green Building Standards and California Energy Codes, among other regulating standards. As part of the building permit process, the applicant will be required to submit a Construction Waste Management Plan that requires recycling or re-use of 100% of inert solids and 50% of all other construction debris. Furthermore, the removal of trees, as proposed, is not expected to significantly reduce GHG sequestering in the area, given its context to the surrounding densely forested area.

3. Conformance with the County Zoning Regulations

The project site is located within the Resource Management (RM) Zoning District. Therefore, the proposed residential development is subject to the issuance of a RM permit and must comply with the applicable development standards and criteria contained in Chapter 20A and Chapter 20A.2, respectively, of the County Zoning Regulations, as discussed below.

a. RM Development Standards

The following table summarizes the project’s conformance with Section 6319(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'	78'
Left Side	20'	69'
Maximum Height	36'	30' – 8 1/2 "

b. RM Development Criteria

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

The project will be subject to compliance with the mandatory requirements of the Green Building Ordinance, California Building Code, and California Energy Code. Additionally, grading operations

and tree removal will be limited to that necessary to implement the project. The Mitigated Negative Declaration (MND) includes mitigations for ensuring air pollution emission standards set forth by the Bay Area Air Quality Management District are not exceeded throughout construction of the project, when the potential for air quality impacts will be the greatest. The project will generate short-term noise associated with grading and construction activities; however, such noises will be temporary and regulated by the County's Noise Ordinance. Long-term noise increases generated by the project are expected to be minimal given the development is a single-family residence. However, exterior activities associated with the single-family residential use (i.e., driveway/garage, patio/pool area) will be insulated from neighboring residences by existing trees, along with the design and orientation of the proposed buildings. Furthermore, as a single-family residential use, the project will not generate objectionable odors.

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 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 16,289 sq. ft. of new impervious surface. To comply with these guiding standards the project proposes to direct roof, driveway, and patio runoff to vegetated areas through a system of dry wells to capture increased stormwater sheet-flow generated from new impervious surface areas. The County Department of Public Works has reviewed and conditionally approved the proposed project for drainage compliance.

- (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.

Existing topography and trees will help to screen and minimize any proposed development impacts on the rural character of the area. A majority of the project will be screened from surrounding views by existing topography, tree coverage, and distance of development to neighboring properties and roadways. New light sources and glare from the proposed development could generate potential adverse impacts along the rear side of the development where the tree canopy opens up to the lower distant region and where outdoor usable space is proposed, including a pool and spa, outdoor kitchen/BBQ area, and

patios. However, staff is recommending Mitigation Measure 1 from the MND as a condition of approval to ensure any proposed lighting is designed and located to confine rays to the subject property

As discussed in Section A.1.a and A.1.b of this report, grading and tree removal is limited to that necessary to implement the proposed project in compliance with all applicable codes and standards set forth by the Planning Department, Building Inspection Section, Department of Public Works, Geotechnical Section, Environmental Health Division, and Woodside Fire Protection District. Furthermore, see Section A.1.h(1) of this report for staff's discussion of slope stability hazards on the project site.

The proposed project consists of a modern, two-story, flat roof designed residence with complimentary second unit, garage, and accessory pool house. The residence will stand 25 feet 1-inch in height from grade with an atrium feature extending to 35 feet 1-inch in height over the interior staircase. Exterior building materials and colors include gray stucco (2nd floor) walls with dark brown porcelain tile on the lower (ground floor) walls, light gray standing seam metal roof, and glass panel balcony railings. Additionally, wood, concrete, and travertine pavers will be used for the outdoor patio and decking areas around the pool, BBQ and fire pit areas. Staff is recommending Mitigation Measure 2 from the MND as a condition of approval to require all exterior materials and/or color finishes are non-reflective.

- (3) Section 6324.5 (*Cultural Resources*) requires appropriate survey(s) by a qualified professional when there is substantial indication that an archaeological or paleontological site exists within a project area.

See staff's discussion in Section A.1.d of this report for discussion on project compliance.

- (4) Section 6324.3 (*Utilities*) requires an adequate local water supply and suitable septic system be available to serve the proposed development.

See staff's discussion in Section A.1.f and Section A.1.g of this report. Furthermore, the project includes new electrical utility lines be underground from the nearest existing utility pole along Bear Gulch Road.

- (5) Section 6324.6 (*Hazards to Public Safety Criteria*) and Section 6326.4 (*Slope Instability Area Criteria*) prohibit development in areas of hazard, including fire and 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.h of this report regarding slope stability/landslide and fire hazards relevant to the project.

c. Use Permit Regulations

The project proposes an attached two-story, 1,500 sq. ft., second unit. The County's updated Second Unit Regulations, adopted on January 10, 2017 and becoming effective on February 10, 2017, provides a maximum potential allowance for second units to be 1,200 sq. ft. With the exception of size, the proposed second unit complies with all other standards of the updated Second Unit Regulations, including, but not limited to, minimum lot size, setbacks, height, balconies and decks, windows, and parking. Pursuant to Section 6431 of the Zoning Regulations, second units not meeting all applicable standards of the Second Unit Regulations may be conditionally permitted with a Use Permit, subject to Section 6503 of the County Zoning Regulations regulating the issuance of a Use Permit. Therefore, the applicant is seeking a Use Permit for the proposed second unit to exceed the maximum allowed size limit by 300 sq. ft.

In order for the Zoning Hearing Officer to approve the requested Use Permit to allow the second unit to exceed the maximum allowed size limit of 1,200 sq. ft. to 1,500 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, 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 (1,500 sq. ft.) is 22.3% of the floor area of the proposed primary residence (6,639 sq. ft.). Furthermore, the RM Zoning District Regulations has no lot coverage or floor area maximums for development. However, the floor area of all proposed development (including the house, garage, second unit, and pool house) combined, would only total 4.5% of the 5-acre parcel. The second unit standards in effect at the time of original application submittal allowed a maximum second unit size of 1,500 sq. ft., as currently proposed. However, the application was not deemed complete until February 13, 2017, and therefore, is subject to the updated Second Unit Regulations that went into effect February 10, 2017, which reduced the maximum allowed size limit to 1,200 sq. ft. in compliance with updated State law.

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 Mitigated Negative Declaration. The second unit will include living space (i.e. kitchen, living, dining) on the ground floor and 2 bedrooms upstairs with en suite bathrooms. Ample onsite 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 second unit. Therefore, staff does not believe that the establishment of a 1,500 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

In order to approve a grading permit for 1,150 c.y. of grading, including 790 c.y. of cut and 360 c.y. of fill for a new driveway, building pads, and patio/pool areas, the Zoning Hearing Officer must make the following findings pursuant to Section 9290 of the San Mateo County Ordinance Code:

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

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

- b. The project 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, 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 project plans have been reviewed and recommended for approval by both the Geotechnical Section and the 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 is consistent with the General Plan.

The project 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's compliance with applicable General Plan Policies.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared and circulated for this project. The public comment period commenced on March 20, 2017 and ended on April 10, 2017. No comments were received as of issuance of this report. Mitigation measures have been included as conditions of approval in Attachment A.

C. REVIEWING AGENCIES

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

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location/Vicinity Map
- C. Project Plans, consisting of the following:
 - C.1 – Site Plan
 - C.2 – Floor Plans
 - C.3 – Roof Plan
 - C.4 – Exterior Elevations
 - C.5 – Material/Color Board
 - C.6 – Building Sections
 - C.7 – Grading and Drainage Plan
 - C.8 – Erosion Control Plan
 - C.9 – Tree Protection Plan
 - C.10 – Survey
 - C.11 – Landscape Plans
- D. Initial Study and Mitigated Negative Declaration (without attachments)

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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: May 18, 2017

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

RECOMMENDED FINDINGS

For the Environmental Review, Find:

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, Find:

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, 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 1,500 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, Find:

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.

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 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 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.
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

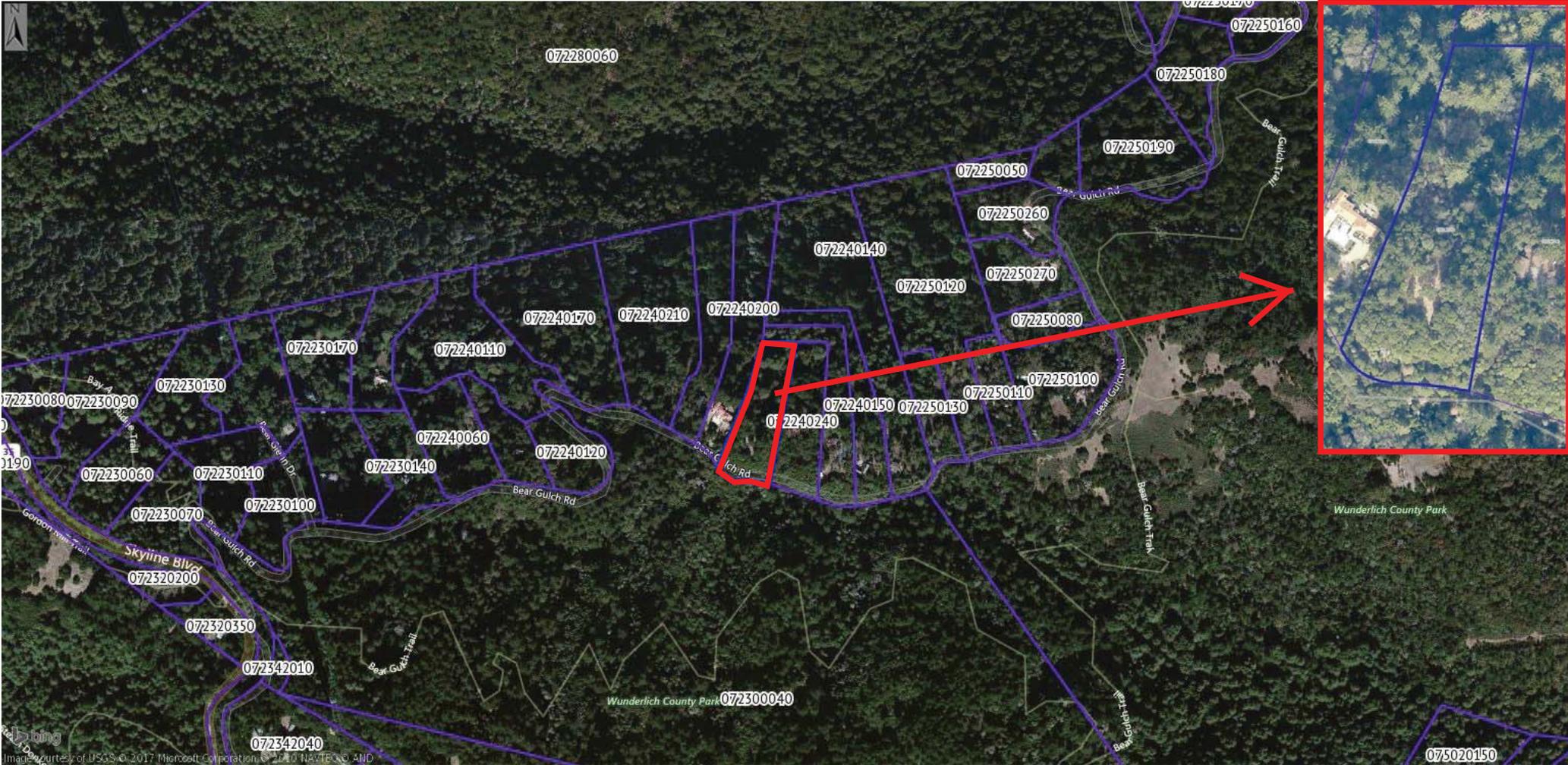
34. The address shall be clearly posted and visible from the street with a minimum of 4-inch numbers on contrasting background.
35. An approved spark arrestor shall be provided for all chimneys, including any outside fireplace.
36. Smoke detectors and Carbon Dioxide detectors must be installed pursuant 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/>.

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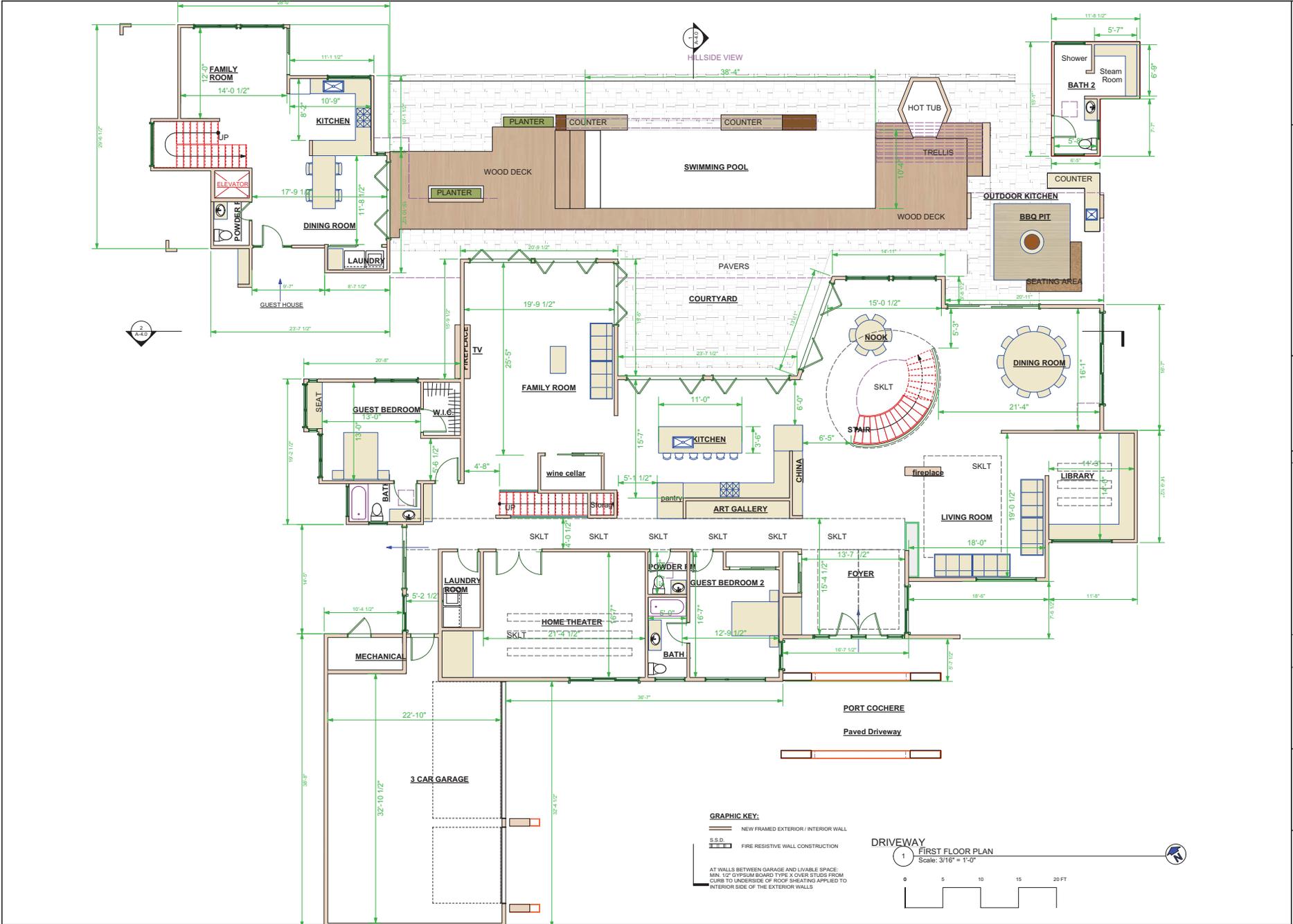
Vicinity Map





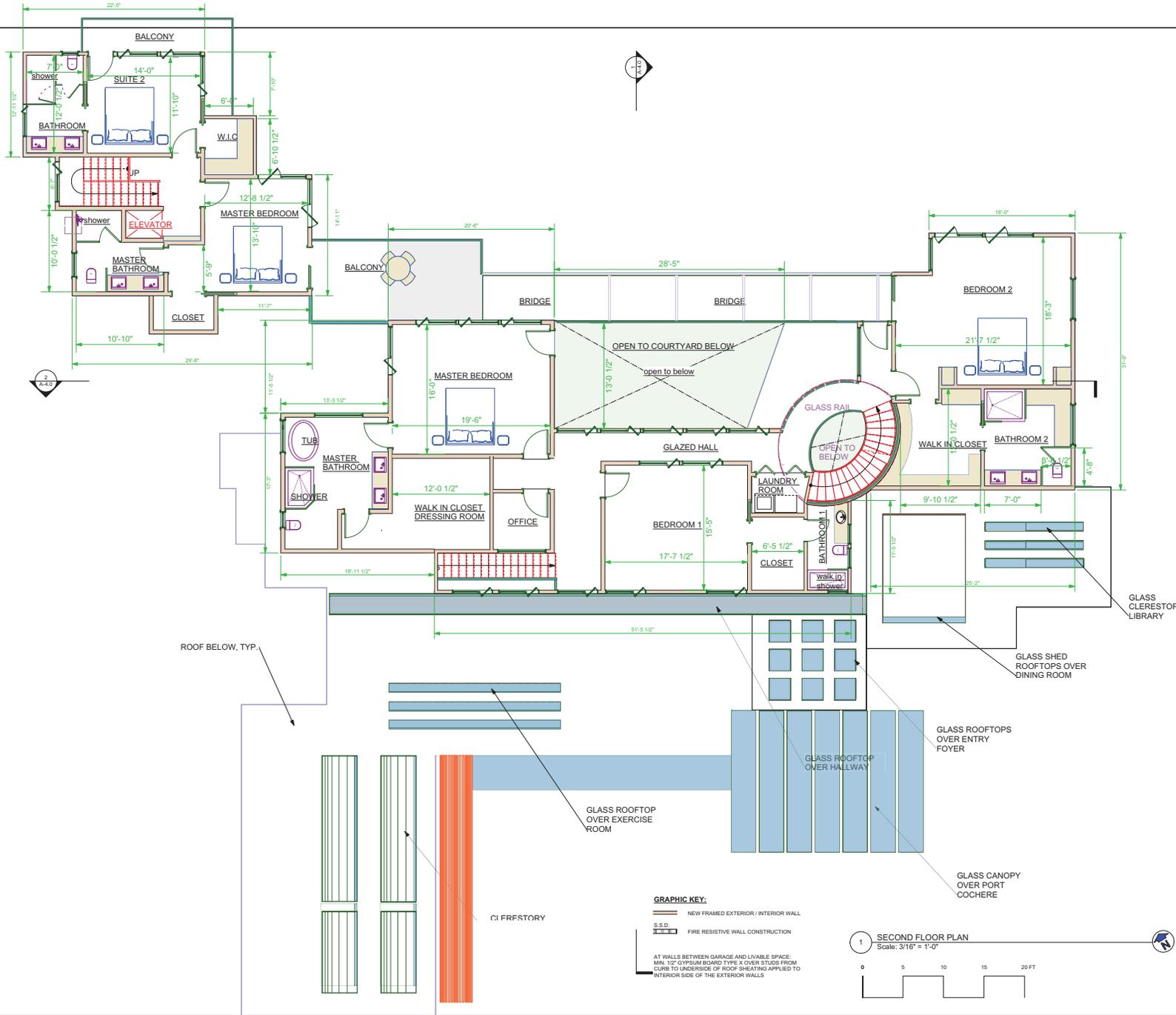
Revision	Revision	Revision
JIAN RESIDENCE		
1060 Bear Gulch Rd, Woodside, CA94062		
Sheet Scale: AS NOTED		Site Plan
Drawn By: DG		Proj. #
Reviewed By: DG		02/11/13
Davide Giannella A.I.A.		
 acadia architecture		
644 N. Santa Cruz Ave, Suite 6 Los Gatos, California 95030 T: 408-219-0601 dg@acadia-architecture.com		
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A-1.1		

ZONING HEARING OFFICER MEETING
ATTACHMENT C.1

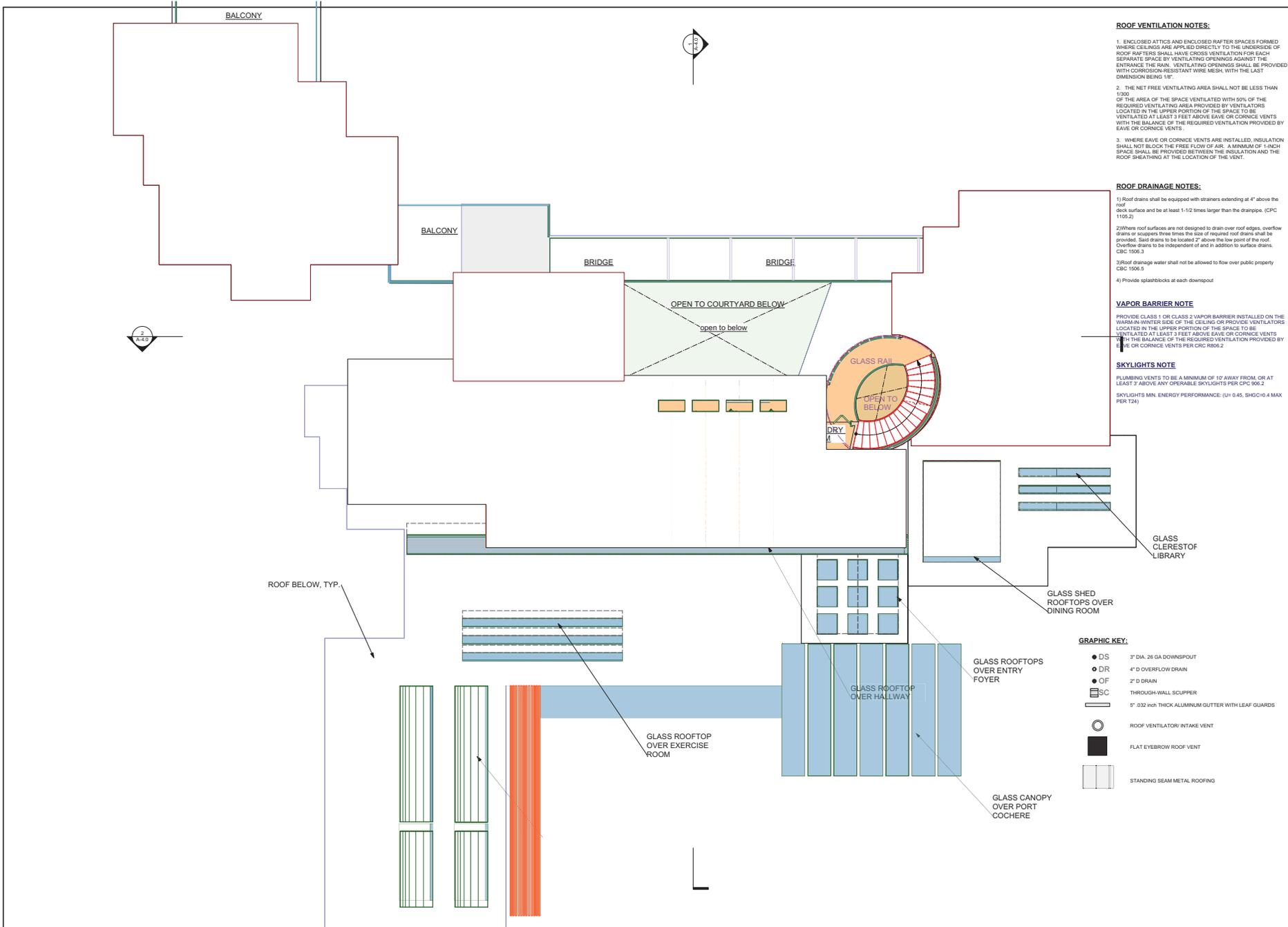


Revision	JIAN RESIDENCE	Revision	1080 Bear Gulch Rd, Woodside, CA 94062
Revision		Revision	
Revision		Revision	
Sheet Scale: AS NOTED		Proj. # 1st Floor	
Drawn By: DG		Reviewed By: DG	
Date: 02/11/13			
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ZONING HEARING OFFICE MEETING
ATTACHMENT C.2



Revision	JIAN RESIDENCE	2nd floor
Revision	1060 Bear Gulch Rd, Woodside, CA 94062	
Revision		
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02/11/13		
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A-2.1		



ROOF VENTILATION NOTES:

- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS AGAINST THE ENTRANCE THE RAFTERS. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH THE LAST DIMENSION BEING 1/8"
- THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED WITH 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
- WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

ROOF DRAINAGE NOTES:

- Roof drains shall be equipped with strainers extending at 4" above the roof deck surface and be at least 1-1/2 times larger than the drainpipe. (CFC 1105.2)
- Where roof surfaces are not designed to drain over roof edges, overflow drains or scuppers three times the size of required roof drains shall be provided. Sump drains to be located 2" above the low point of the roof. Overflow drains to be independent of and in addition to surface drains. CBC 1906.3
- Roof drainage water shall not be allowed to flow over public property CBC 1906.5
- Provide splashbacks at each downspout

VAPOR BARRIER NOTE
 PROVIDE CLASS 1 OR CLASS 2 VAPOR BARRIER INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING OR PROVIDE VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS PER CBC 8B06.2

SKYLIGHTS NOTE
 SKYLIGHTS VENTS TO BE A MINIMUM OF 12 AWAY FROM, OR AT LEAST 2" ABOVE ANY OPERABLE SKYLIGHTS PER CBC 906.2
 SKYLIGHTS MIN. ENERGY PERFORMANCE: (U) 0.45, SHGC 0.4 MAX PER T24)

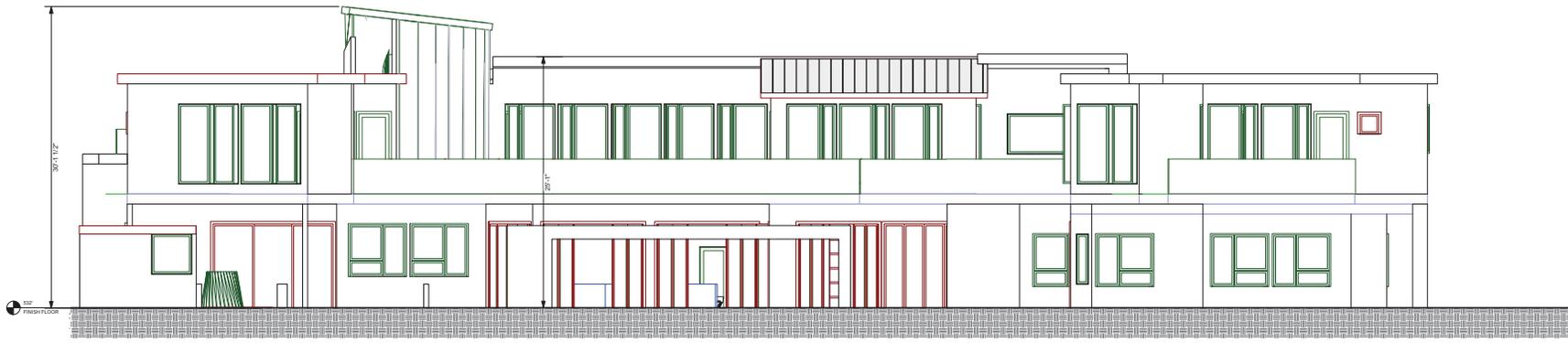
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JIAN RESIDENCE		
1080 Bear Gulch Rd, Woodside, CA 94062		
Prof. Plan		
Sheet Scale: /AS NOTED	Drawn By: DG	Reviewed By: DG
02/11/13		
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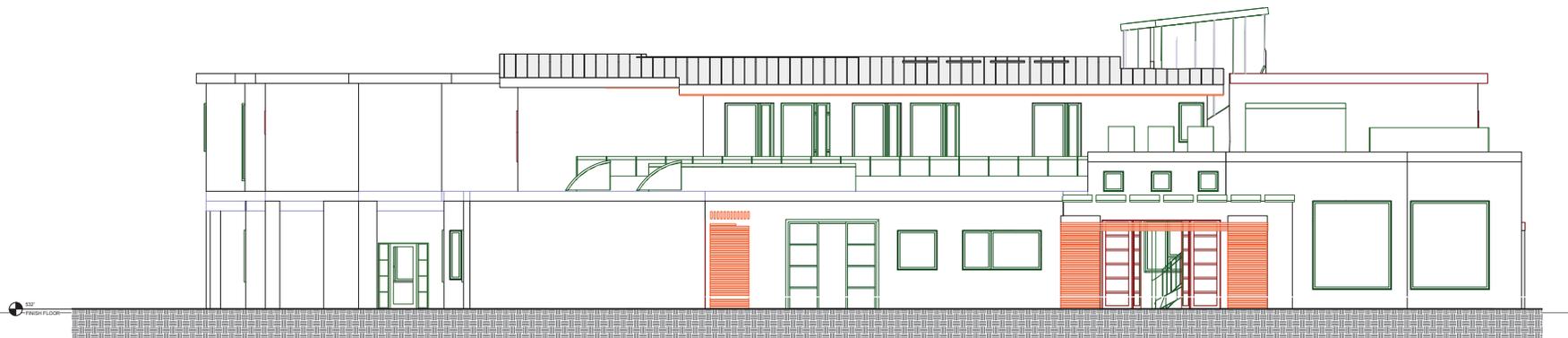
1 EAST ELEVATION
Scale: 3/16" = 1'-0"

2 WEST ELEVATION
Scale: 3/16" = 1'-0"

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JIAN RESIDENCE	
1060 Bear Gulch Rd, Woodside, CA 94062	
Proj. #	Exterior Elevations
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Reviewed By: DG	
	05/26/14
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A-3.0	



1 NORTH ELEVATION
Scale: 3/16" = 1'-0"



2 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

Revision	Revision	Revision
JIAN RESIDENCE 1060 Bear Gulch Rd, Woodside, CA 94062 Exterior Elevations		
Sheet Scale: /AS NOTED	Drawn By: DG	Reviewed By: DG
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A-3.1		



PANORAMA SIDE VIEW (NORTH SIDE)

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Revision		
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	Reviewed By DG	
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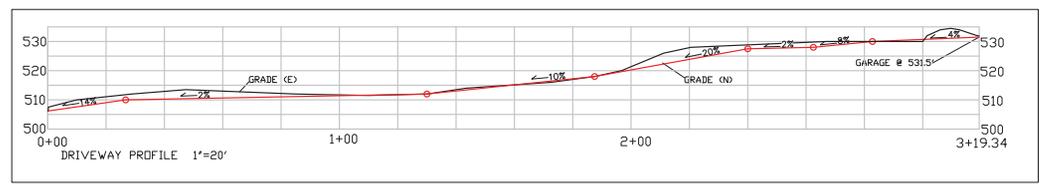
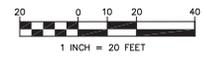
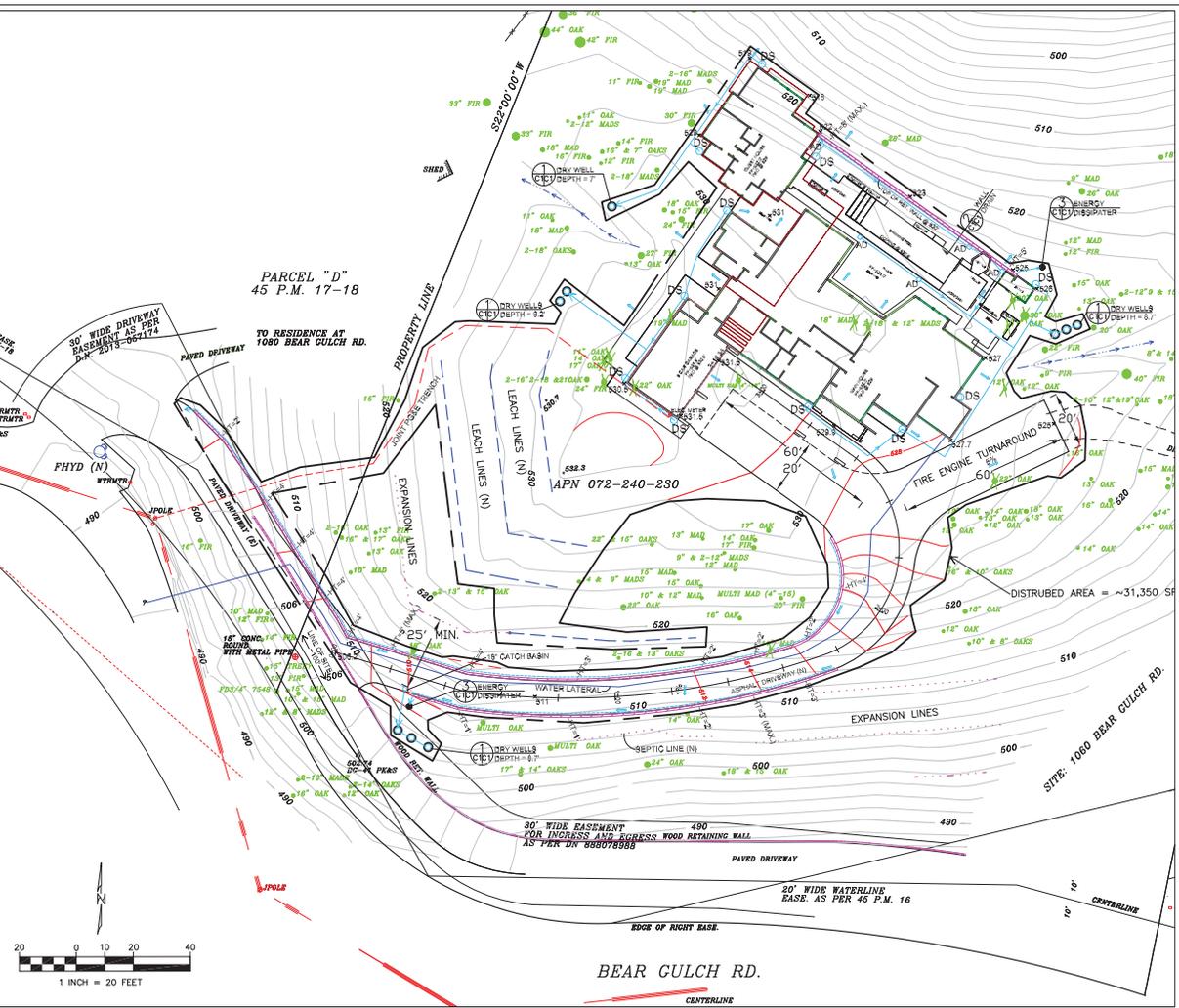


1 SECTION
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2 SECTION
Scale: 3/16" = 1'-0"

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JIAN RESIDENCE 1060 Bear Gulch Rd, Woodside, CA 94062 Proj. # Building Sections	
Sheet Scale: /AS NOTED	02/11/13
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A-4.0	



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE FLOW
- 4" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE, UNLESS OTHERWISE NOTED
- 3" PERF. PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE
- PROPOSED RETAINING WALL
- TREE TO BE REMOVED

NOTE: CONCEPTUAL DRAWING REFER TO BUILDING PLANS FOR ACTUAL DEVICE.

NOTE: CONCEPTUAL DRAWING REFER TO BUILDING PLANS FOR ACTUAL DEVICE.

GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: JANE JIAN, OWNER
- SURVEY AND TOPOGRAPHY BY OTHERS.
- ELEVATION DATUM ASSUMED
- THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

CUT VOLUME: 790 CY (FOR ROAD AND CRAWL SPACES)
 FILL VOLUME: 390 CY (PATIO AREA)
 TOTAL: 1,180 CY CUT/FILL COMBINED

- ABOVE VOLUMES ARE APPROXIMATE
- MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- 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

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO SAFE LOCATION, AND TO MINIMIZE EXCESSIVE VORTICURE AROUND FOUNDATIONS.
- ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELLS SHOWN.
- ALL DRAINAGE PIPES SHALL BE 4" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
- PROPERTY OWNER IS RESPONSIBLE FOR ROUTINE MAINTENANCE AND REPAIR OF THE DRAINAGE SYSTEM. THE DRAINAGE SYSTEM MAY NOT BE REMOVED WITHOUT A BUILDING PERMIT APPROVAL.

FIRE PROTECTION NOTES

- 1" FIRE ENGINE TURNAROUND PROPOSED NEXT TO HOUSE AS SHOWN.
- EXISTING FIRE HYDRANT ON BEAR CULCH ROAD IS LOCATED 640 FROM FRONT DOOR AS MEASURED ALONG ROAD AND DRIVEWAY.
- NEW 600 PSI FIRE HYDRANT SHALL BE INSTALLED AT LOCATION SHOWN, WHERE DRIVEWAY MEETS BEAR CULCH ROAD. DISTANCE TO FRONT DOOR WILL BE 380 FEET.
- WHERE DRIVEWAY SLOPE EXCEEDS 15%, SURFACE SHALL BE BRUSHED CONCRETE.

TRAFFIC CONTROL NOTES

- CONTRACTOR AND WORKERS SHALL PARK ON PROPERTY, IN DRIVEWAY.
- WHEN TRUCKS DELIVER SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PREVENT BLOCKAGE OF BEAR CULCH ROAD. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES IF ROAD IS PARTIALLY BLOCKED.

SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION: 1 (C1) (C2) (C3)

REFERENCE SHEET NO. FROM WHICH SECTION OR DETAIL IS SHOWN: 1 (C1) (C2) (C3)

REFERENCE SHEET NO. ON WHICH SECTION OR DETAIL IS SHOWN: 1 (C1) (C2) (C3)

DRY WELL

DESIGN BASIS: 10-YEAR STORM EVENT WITH 10 MINUTE TIME OF CONCENTRATION ON HARD SURFACES. RAINFALL INTENSITY = 3.46 IN/HR

* SEE PLAN VIEW FOR DEPTHS AND NUMBER OF DRY WELLS

NOTE: DRY WELLS WERE PLACED TO NOT INTERFERE WITH LEACH FIELDS



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 1000 AVENUE OF THE STARS, SUITE 100
 SAN ANTONIO, TEXAS 78202
 JIAN PROPERTY SERVICES, INC.
 385 PROUDMAN BAY, CA 94019
 JIAN PROPERTY SERVICES, INC.
 1000 AVENUE OF THE STARS, SUITE 100
 SAN ANTONIO, TEXAS 78202

DATE: 08-18	DESIGNED BY: AZZ	CHECKED BY: AZZ	REV. DATE: 05-18	REV. DATE: 11-18
DRAWN BY: GJK	SCALE: AS SHOWN	SCALE: AS SHOWN	SCALE: AS SHOWN	SCALE: AS SHOWN

GRADING AND DRAINAGE PLAN

JIAN PROPERTY
 1080 BEAR CULCH ROAD
 WOODSIDE

SHEET C-1



Underground Service Alert



Call: TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE DESIGNER. THE DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF LANDSCAPE DESIGNER.

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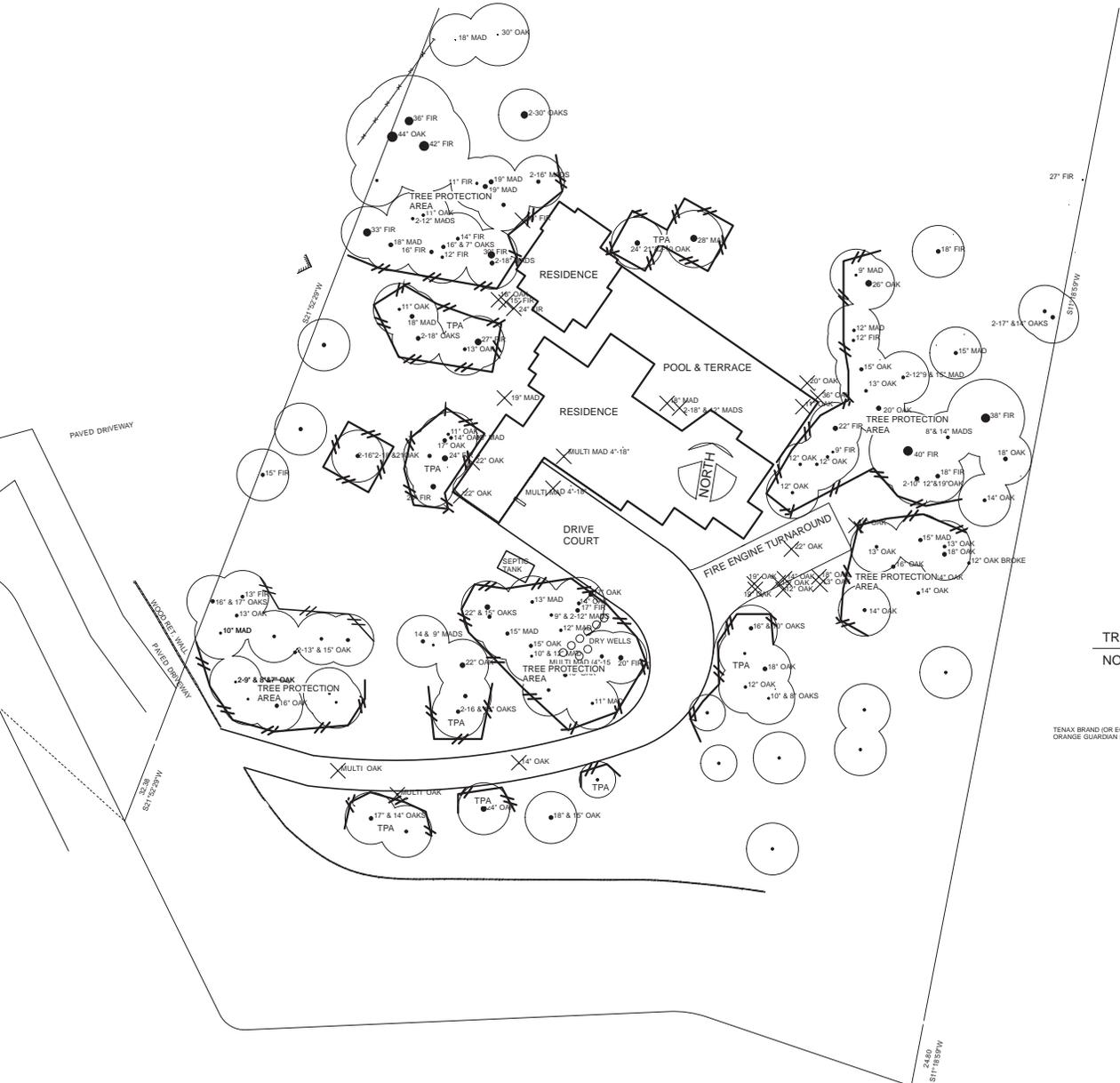
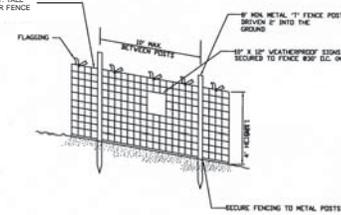
LEGEND

-  15' FIR
TREE SPECIES WITH DIAMETER AT BREAST HEIGHT NOTATION
-  20' OAK
SPECIFIC TREE TO BE REMOVED
- 
FENCING FOR TREE PROTECTION AREA, SEE DETAIL THIS SHEET
- TPA
TREE PROTECTION AREA. TPA SHALL HAVE 3 INCH COVER OF ARBORIST CHIPPED TREE WASTE OVER ENTIRE SURFACE AREA WITHIN THE TPA TO PROTECT SOIL AND TREE ROOTS FROM COMPACTION

TREE PROTECTION FENCING DETAIL

NOT TO SCALE

TENAX BRAND (OR EQUIVALENT) 4 FT. TALL
ORANGE GUARDIAN SAFETY BARRIER FENCE





Late Afternoon
Garden Design
Nicholas Trayer
707-462-5133 310 N School St
Ukiah, CA 95482
Ca Lic. C19633.001

Jian Garden
1060 Bear Gulch Dr
Woodside,
California

notes:
-delta 2 - 9/27/10
Tree Protection Plan addition

drawing schedule:

L1 - WELO Layout/Planting Plan
L2 - WELO Irrigation Plan
L3 - Tree Protection Plan

drawing:

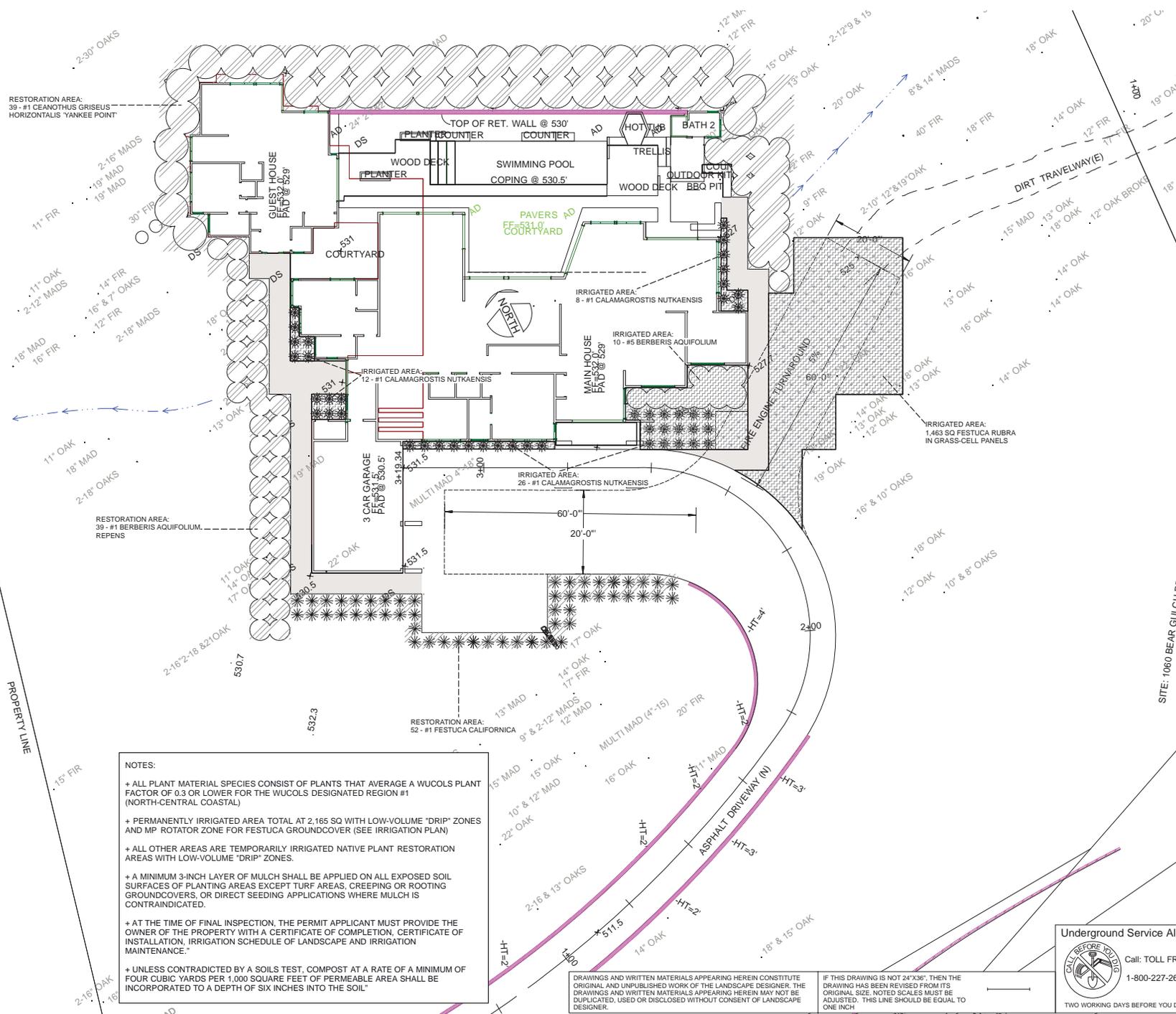
L1
WELO Layout &
Planting Plan

date: August 16th, 2016

scale: 1" = 10'

sheet: 2 of 3

drawn by: NFT



NOTES:

- + ALL PLANT MATERIAL SPECIES CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3 OR LOWER FOR THE WUCOLS DESIGNATED REGION #1 (NORTH-CENTRAL COASTAL)
- + PERMANENTLY IRRIGATED AREA TOTAL AT 2 165 SQ WITH LOW-VOLUME "DRIP" ZONES AND MP ROTATOR ZONE FOR FESTUCA GROUNDCOVER (SEE IRRIGATION PLAN)
- + ALL OTHER AREAS ARE TEMPORARILY IRRIGATED NATIVE PLANT RESTORATION AREAS WITH LOW-VOLUME "DRIP" ZONES.
- + A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- + AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE."
- + UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL"

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ZONING HEARING OFFICER MEETING ATTACHMENT C.11



Late Afternoon
Garden Design
Nicholas Thayer
707-462-5133 • 310 N School St
Ukiah, CA 95482
Ca Lic. C19633.001

Jian Garden
1060 Bear Gulch Dr
Woodside,
California

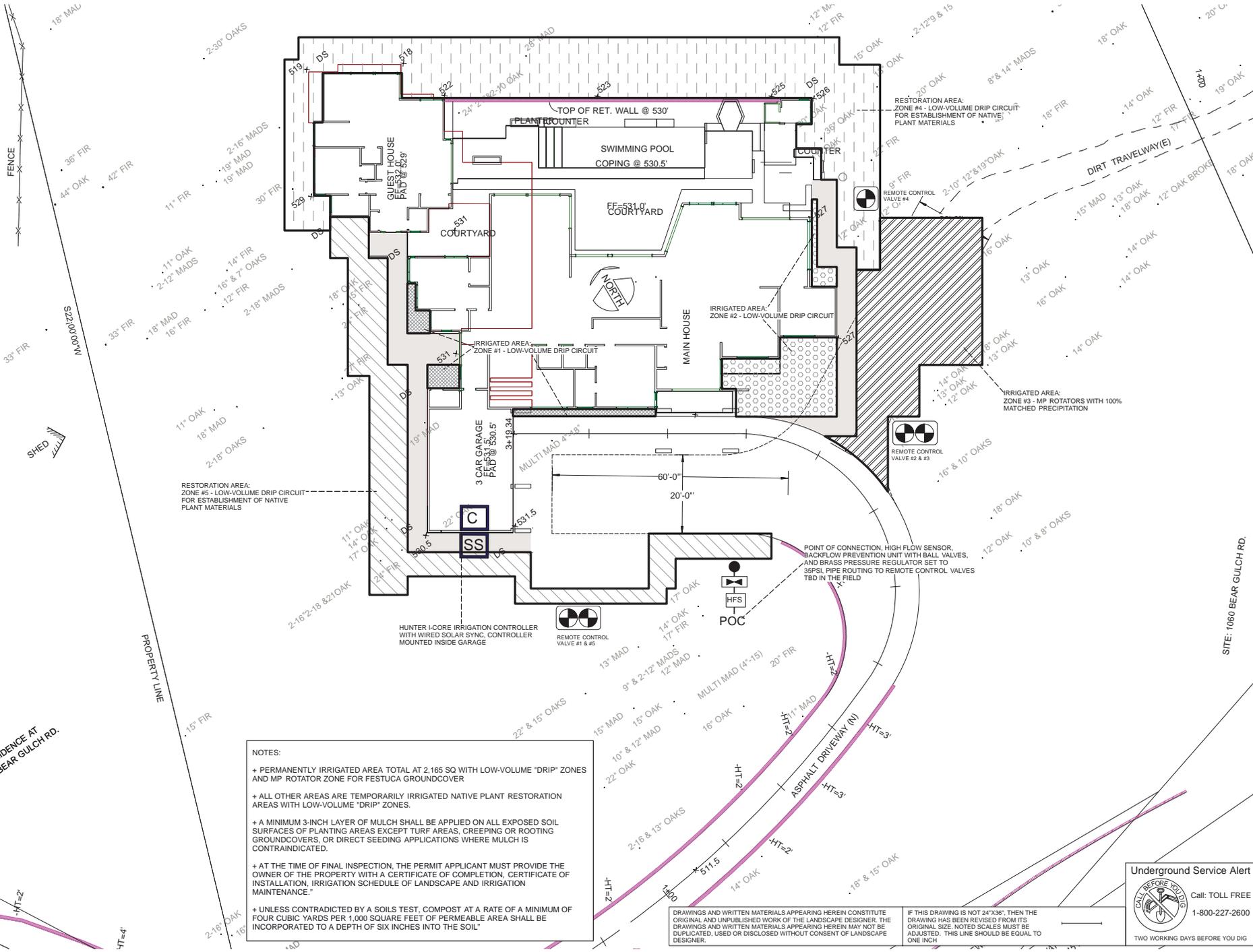
notes:
-delta 2 - 9/27/10
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drawing:
L2
WELO Irrigation Plan

date: August 16th, 2016
scale: 1" = 10'
sheet: 2 of 3
drawn by: NFT

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Call: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG



NOTES:
 + PERMANENTLY IRRIGATED AREA TOTAL AT 2,165 SQ WITH LOW-VOLUME 'DRIP' ZONES AND MP ROTATOR ZONE FOR FESTUCA GROUNDCOVER
 + ALL OTHER AREAS ARE TEMPORARILY IRRIGATED NATIVE PLANT RESTORATION AREAS WITH LOW-VOLUME 'DRIP' ZONES.
 + A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
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ZONING HEARING OFFICER MEETING ATTACHMENT C.11

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
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, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2016-00111

OWNER: Jane Jian, Gfl Group Inc.

APPLICANT: Davide Giannella, Architect, Acadia Architecture

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

LOCATION: Bear Gulch Road, unincorporated Woodside

PROJECT DESCRIPTION

The applicant is seeking a Resource Management (RM) Permit, Use Permit, and Grading Permit to construct a new 6,639 sq. ft. two-story single-family residence with an attached 874 sq. ft. 3-car garage on a legal, undeveloped 5-acre parcel in the unincorporated area of Woodside. The project also includes an attached two-story 2nd unit (1,500 sq. ft.) at the rear northwest corner of the residence, a detached 127 sq. ft. pool house at the rear northeast corner of the residence, a pool and hot tub, and an outdoor kitchen/BBQ area. Landscaping, drainage, and a septic system will also be installed to serve the development. The project includes 1,150 cubic yards (c.y.) of grading (consisting of 790 c.y. of cut and 360 c.y. of fill) for a new driveway, building crawl spaces, and patio area. The project will require the removal of 28 trees including Douglas fir, coast live oak, and Pacific madrone trees ranging in size from 4 inches dbh to 36 inches dbh, of which 17 require a permit to remove due to their size. A Use Permit is required as the proposed 2nd unit exceeds the maximum allowed size for a 2nd unit per the recently adopted update to the County's 2nd Unit Regulations, adopted on January 10, 2017 and becoming effective on February 10, 2017.

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 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.

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.

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

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

REVIEW PERIOD: March 20, 2017 through April 10, 2017

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., April 10, 2017.**

CONTACT PERSON

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



Summer Burlison, Project Planner

SSB:aow- SSBBB0097_WAH.DOCX

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Jian Single-Family Residence
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:** The applicant is seeking a Resource Management (RM) Permit, Use Permit, and Grading Permit to construct a new 6,639 sq. ft. two-story single-family residence with an attached 874 sq. ft. 3-car garage on a legal, undeveloped 5-acre parcel in the unincorporated area of Woodside. The project also includes an attached two-story 2nd unit (1,500 sq. ft.) at the rear northwest corner of the residence, a detached 127 sq. ft. pool house at the rear northeast corner of the residence, a pool and hot tub, and an outdoor kitchen/BBQ area. Landscaping, drainage, and a septic system will also be installed to serve the development. The project includes 1,150 cubic yards (c.y.) of grading (consisting of 790 c.y. of cut and 360 c.y. of fill) for a new driveway, building crawl spaces, and patio area. The project will require the removal of 28 trees including Douglas fir, coast live oak, and Pacific madrone trees ranging in size from 4 inches dbh to 36 inches dbh, of which 17 require a permit to remove due to their size. A Use Permit is required as the proposed 2nd unit exceeds the maximum allowed size for a 2nd unit per the recently adopted update to the County's 2nd Unit Regulations, adopted on January 10, 2017 and becoming effective on February 10, 2017.
11. **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.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

5. Earlier analyses may be used where, pursuant to the tiered 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: 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	
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Discussion: The project proposes to remove 28 trees in and around the immediate project area in order to accommodate the proposed development. Tree removal consists of 3 Douglas fir (ranging from 15 inches to 24 inches dbh), 19 coast live oak (ranging in size from 12 inches to 36 inches dbh), and 6 Pacific madrone (ranging in size from 4 inches to 19 inches dbh): As mentioned, proposed tree removal will be limited to the immediate project area and to that necessary to construct the project. Given the extent of mature trees on the 5-acre parcel and surrounding area, the proposed removals will not cause significant damage to scenic resources as the removals will be localized to the interior of the parcel in the immediate area of the project site. See also staff's discussion in Section 4.e. below.

Source: Project Plans, Project Location.

1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?			X	
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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 subdued gray colors to help minimize any visual impacts to the rural area.

The project site area is relatively flat; however, 1,150 cubic yards (c.y.) of grading is proposed, including 790 c.y. of cut to construct a new driveway and crawl spaces for the residence, and 360 c.y. of fill to create outdoor patio space. The proposed grading is the minimum necessary to implement the project and would not significantly alter topography or ground surface relief features.

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

Source: San Mateo County Zoning Map.

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

Source: Project Plans; Project Location.

<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; 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</p>					

<p>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.	<p>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))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
<p>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.</p> <p>Source: San Mateo County Zoning Regulations; Project Plans.</p>					

<p>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:</p>					
		<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 2010 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the applicable 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 2010 CAP. 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>Source: BAAQMD 2010 Clean Air Plan; Project Plans.</p>					
3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		
<p>Discussion: During project construction, air emissions will be generated from site grading, construction equipment, and construction worker vehicles. However, any such construction-related emissions will be temporary and localized.</p> <p>The BAAQMD has established thresholds of significance for construction emissions and operational emissions. As defined in the BAAQMD's 1999¹ CEQA Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible control measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined when fully implemented would significantly reduce construction-related air emissions to a less than significant level. These control measures have been combined into Mitigation Measure 3 below. 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.</p> <p>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:</p>					

¹ Thresholds of Significance are from the BAAQMD's 1999 CEQA Guidelines since the BAAQMD's last adopted 2010 Thresholds of Significance are currently under appeal by the BAAQMD with the California Supreme Court related to the BAAQMD's failure to comply with CEQA when adopting the Thresholds. Until this appeal is decided upon, the BAAQMD identifies that lead agencies may continue to rely on the Air District's 1999 Thresholds of Significance and make determinations regarding the significance of an individual project's air quality impacts based on the substantial evidence in the record for that project.

- 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.

Source: BAAQMD CEQA Guidelines, December 1999; BAAQMD CEQA Guidelines, May 2011; BAAQMD Regulation 2, Rule 1; Project Plans.

3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
<p>Discussion: The Bay Area Air Basin is designated as non-attainment for Ozone, Particulate Matter (PM₁₀), and Particulate Matter – Fine (PM_{2.5})², according to the BAAQMD. 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.</p> <p>Source: BAAQMD Air Quality Standards and Attainment Status, URL (2017); Project Plans.</p>				
3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?		X		

² On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule determining that the Bay Area attains the 24-hour PM_{2.5} national standard. However, despite this action by the EPA, the Bay Area will continue to be designated as "non-attainment" until the Air District submits a "re-designation request" and a "maintenance plan" to the EPA, and the EPA approved the proposed re-designation.

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.

Source: Project Plans; Project Location.

3.e. Create objectionable odors affecting a significant 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 objectionable odors that could affect a significant number of people.

Source: Project Plans

3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		
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Discussion: See staff's discussions, and recommended Mitigation Measure 3, in Sections 3.b. and 3.c. above.

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

4. BIOLOGICAL RESOURCES. Would the project:

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

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

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

Map					
4.b.	Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and 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; 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 28 trees consisting of 3 Douglas fir (15 inches, 24 inches, and 30 inches dbh³), 19 coast live oaks (ranging in size from 11 inches dbh to 36 inches dbh), and 6 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</p>					

³ DBH (diameter at breast height) is the measurement at 4.5 feet above ground.

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 28 trees proposed for removal, 7 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: 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 28 trees of various species (i.e., Douglas fir, coast live oak, and Pacific madrone), of which 17 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:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<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> <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 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.</p>				

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

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:				
	<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 significant 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>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	

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

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

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

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

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

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

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

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

Source: Project Location.

6.b. Result in significant soil erosion or the loss of topsoil?		X		
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Discussion: The project proposes 1,150 cubic yards (c.y.) of grading, including 790 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 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.

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

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		
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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.

Source: Project Plans.

6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant 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.

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

Source: Project Plans; County of San Mateo Environmental Health Division

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		

Discussion: The project includes the removal of 28 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 (f-h)** in Section 3.b. will help ensure any such temporary emissions are minimized.

The project introduces a new single-family residential use to the area. Any increase in GHG emissions associated with a new single-family residential use are not expected to be significant as residential use does not generate a high demand for traffic. Furthermore, the project is required to comply with all current California Codes, including California Energy Code and all mandatory requirements under the California Green Building Standards Code.

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

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	
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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.

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

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

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.</p> <p>Source: 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.</p> <p>Source: 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.</p> <p>Source: 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.</p> <p>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: 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:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		
<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 16,289 sq. ft. of 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 Division.</p> <p>Source: Project Plans; County of San Mateo Drainage Policy; County of San Mateo Environmental Health Division.</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: 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: 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: 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: 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: 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: 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: 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 project includes a new attached 2nd dwelling unit that will be 2 stories and 1,500 sq. ft. in size. Based on the County's recently updated 2nd Unit Regulations⁴, the maximum size of a 2nd unit for the subject property is 1,200 sq. ft. Therefore, the applicant is seeking a Use Permit pursuant to Section 6431 of the County Zoning Regulations, to exceed the maximum size limit by 300 sq. ft. There is no lot coverage or floor area maximum for development in the Resource Management (RM) District. Furthermore, given the location, topography, and distance from neighboring residences, the project is not expected to generate any increased adverse impact that is not already generated and mitigated for by the residence. Additionally, Environmental Health's

⁴ At the time of project application on March 16, 2016, the County's 2nd Unit Ordinance allowed a maximum size of 1,500 sq. ft. Since the County's update to the 2nd Unit Regulations, on January 10, 2017 and effective February 10, 2017, the maximum allowed size decreased to 1,200 sq. ft.

preliminary review and conditional approval of the proposed septic system included consideration of the proposed 2 nd unit. Source: 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: 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: 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: 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: 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: 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: 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: 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: 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: 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: 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: 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	
<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>Source: Project Plans.</p>				
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
<p>Discussion: The project does not include any recreational facilities as proposed development is limited to single-family residential use.</p> <p>Source: Project Plans.</p>				

16. TRANSPORTATION/TRAFFIC. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
<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>				
16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
<p>Discussion: See staff's discussion in Section 16.a. above.</p> <p>Source: Project Location.</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?				X
<p>Discussion: The project does not propose to increase air traffic levels or generate any change in air traffic patterns.</p> <p>Source: Project Plans; Project Location.</p>				

16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<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: 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: 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 3-car garage, where 2 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. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p>Discussion: The project includes the installation of a private, on-site septic system to serve the proposed residential development.</p> <p>Source: Project Plans.</p>				
17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<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: Project Plans.</p>				
17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
<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: Project Plans.</p>				
17.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: Project Plans; California Water Service Company.</p>				

17.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p>Discussion: The project involves the installation of a private septic system to serve the proposed development. The County Environmental Health Division has reviewed and conditionally approved the preliminary septic design plans.</p> <p>Source: Project Plans; San Mateo County Environmental Health Division.</p>				
17.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: Confirmation from Greenwaste (2017).</p>				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
<p>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.</p> <p>Source: Project Plans.</p>				
17.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
<p>Discussion: The proposed residential development will be required to comply with all currently adopted building, electrical, plumbing, and mechanical codes.</p> <p>Source: Project Plans.</p>				
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X

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: Project Plans.

18. MANDATORY FINDINGS OF SIGNIFICANCE.

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

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

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

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

18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?		X		
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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; 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 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:</p> <ol style="list-style-type: none"> 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. <p>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.</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</p>		

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 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 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.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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

Shuman Beniston
(Signature)

3/20/2017

Date

Planner III / Project Planner
(Title)

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Floor Plans
- D. Roof Plan
- E. Exterior Elevations
- F. Material Board
- G. Building Sections
- H. Grading and Drainage Plan
- I. Erosion Control Plan
- J. Tree Removal Plan
- K. Survey
- L. Landscape Plans

SSB:aow – SSBBB0096_WAH.DOCX



County of San Mateo - Planning and Building Department

ATTACHMENT F

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/>.