Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED ACTIONS, RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2022-00321 Hearing Date: March 26, 2024

Prepared By: Camille Leung, Senior Planner For Adoption By: Board of Supervisors

RECOMMENDED ACTIONS

1. Adopt a resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

2. Adopt a resolution amending the subject parcel's General Plan Land Use designation from Low Density Residential to Medium-Low Density Residential.

3. Approve the Major Subdivision and Grading Permit by adopting the findings and conditions of approval found in this document (Attachment A to the staff report).

RECOMMENDED FINDINGS

Regarding the Initial Study/Mitigated Negative Declaration, Find:

1. That the Board of Supervisors does hereby find that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County.

2. That the Initial Study/Mitigated Negative Declaration (IS/MND) is complete, correct, and adequate and prepared in accordance with the CEQA and applicable State and County Guidelines.

3. That on the basis of the IS/MND, comments received hereto, testimony presented and considered at the public hearing, and based on analysis contained in the relevant staff reports, there is no substantial evidence that the project will have a significant effect on the environment.

4. That the Mitigation Measures (numbered 1 through 23) in the IS/MND and agreed to by the owner and placed as conditions on the project address the Mitigation Monitoring and Reporting Plan requirements of California Public Resources Code Section 21081.6.1. The Mitigation Measures have been included as conditions of approval in this attachment. This attachment shall serve as the Mitigation Monitoring and Reporting Plan.

Regarding the General Plan Amendment, Find:

5. That the Board of Supervisors has reviewed and considered the information contained in the IS/MND prior to approving the amendment.

6. That the amendment is required by public necessity, convenience, and general welfare, and that the amendment has followed the procedure specified in Chapter 27 (Amendments) of the San Mateo County Zoning Regulations. The proposed amendment would allow for two (2) additional single-family residential lots to be created through subdivision of the subject parcel.

Regarding the Minor Subdivision, Find:

7. That the proposed map is consistent with applicable general and specific plans. The project is consistent with the County General Plan and Zoning Regulations as discussed in Sections A.1, A.2, and A.5 of this report, specifically with regard to soil resources, urban land use, water supply, wastewater, and the housing element.

8. That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans. The project is consistent with the County General Plan and Zoning Regulations as discussed in Sections A.1, A.2, and A.5 of this report, specifically in terms of parcel sizes based on average slope percentage. The proposed shared driveway will be in the location of the existing driveway, which will minimize site grading and changes to traffic patterns along the Upland Road public right-of-way.

9. That the site is physically suitable for the type and proposed density of development. This site is physically suited for the proposed density of three (3) single-family residences. The site is in an urbanized area with parcels of comparable size. In addition, staff has evaluated the proposed tree removals, which are reasonable based on the conditions of the trees and proximity to proposed improvements. The City of Redwood City has preliminarily agreed to provide the project with water and sewer service, which will eliminate the need for additional septic systems.

10. That the design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Given the mitigation measures and conditions of approval, project impacts to the environment, including fish and wildlife and their habitat, would be less than significant, as discussed in more detail in Section B of the staff report.

11. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision is not likely to cause serious public health problems as it would be served by public water and sewer systems that have adequate capacity to serve this project. There are no

hazardous or noxious uses proposed and, as mitigated and conditioned, no public health problems are likely to occur from construction and grading work.

12. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. There are no existing public access easements on the parcel. A new ingress/egress and emergency vehicle access easement is proposed over the driveway portion of Lot 2 for the benefit of Lot 1. Additionally, a new public access easement is proposed over the frontage of Lot 3 to accommodate a sidewalk. The proposed easements have been reviewed and preliminarily approved by the Department of Public Works and would not conflict with any other easements.

13. That in this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, are otherwise available within a reasonable distance from the subdivision, will be provided, and are substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the Advisory Agency to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. This finding is not applicable, as there are no existing easements.

14. That the project site is not subject to a Williamson Act contract and is not designated by the General Plan as open space so the finding regarding such areas is not applicable to the proposed subdivision.

15. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The City of Redwood City has reviewed the application and found the project, as conditioned, to comply with applicable sewer system requirements.

16. The project parcel is not located in a state responsibility area or a very high fire hazard severity zone. The project was reviewed by the County of San Mateo Fire Department and received preliminary approval with conditions. The conditions provided in Attachment A will ensure that the project complies with all applicable fire regulations.

Regarding the Grading Permit, Find:

17. That the granting of the permit will not have a significant adverse effect on the environment. The project, as proposed and conditioned, has been reviewed and preliminarily approved by the Planning and Building Department's Geotechnical Section and the Department of Public Works, with conditions incorporated into Attachment A of the staff report. As analyzed in the staff report, with imposition of the conditions of approval, the project would not have a significant adverse effect on the environment.

18. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Regulations and is consistent with the General Plan. The project, as it will be conditioned, conforms to the criteria for review contained in the Grading Regulations, including an erosion and sediment control plan and dust control measures. The project conforms to the applicable components of the County's General Plan.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval only applies to the proposal, documents and plans described in this report and approved by the Board of Supervisors. Minor modifications to the project may be approved by the Director of Planning and Building if they are consistent with the intent of, and in substantial conformance with this approval.

2. This subdivision and grading permit approval is valid for two years, during which time a final map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees prior to the expiration date.

3. The property owner(s) shall coordinate with the project planner to record the Notice of Determination and pay an environmental filing fee of $2,764.00 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a $50.00 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.

4. Prior to recordation of the Final Map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by County Subdivision Regulations, Section 7055.3. The fees shall be based upon the assessed value of the project parcel at the time of recordation and as calculated by County staff using the appropriate worksheet.

5. Per Section 7028.4 of the County Subdivision Regulations, any new utilities shall be located underground from the nearest existing pole. No new poles are permitted to be installed.

6. At the time of building permit application, the project is subject to the County's Affordable Housing Impact Fee. The fee applies to residential and non-residential development of certain types and sizes. The purpose of the fee is to offset the impact of new development on the need for affordable housing in San Mateo County; the fees will be collected in a dedicated trust fund used to finance affordable housing in the County.

7. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required information and forms.

8. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued for subdivision improvements, including the shared driveway and utility line extensions.

    a. The driveway for Lot 3 shall only be graded after the issuance of a building permit for Lot 3.

    b. Private stormwater systems shall only be graded and constructed after the issuance of the respective building permits for each house.

    c. Once a building permit has been issued for subdivision improvements, the applicant may remove only Trees No.1, No.14, No.15, and Nos. 42-46. All other trees must be protected during grading and construction in accordance with the Arborist Report. Compliance with Tree Protection Plan of the Arborist Report shall be demonstrated on plans submitted for the building permit application.

    d. Tree No.18 is dead and can be removed at any time.

9. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

    b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

    c. The applicant shall ensure that no construction-related vehicles impede through traffic along the right-of-way on Upland Road. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Upland Road. There shall be no storage of construction vehicles in the public right-of-way.

10. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).

Grading Permit

11. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Director of Planning and Building grants the exception. Exceptions will only be granted if the associated building permit is a week or less from being issued, dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors). An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations 23. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.

12. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Director of Planning and Building for review and approval.

13. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

14. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation 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.

15. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within 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/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (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 the Current Planning Section.

16. Add notes to plans submitted for a building permit with the following minimum dust control measures:

    a. Water all construction and grading areas at least twice daily.

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

    c. Apply water two times daily or apply (non-toxic) soil on all unpaved access roads, parking areas, and staging areas at the project site.

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

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

Mitigation Measures of the Initial Study/Mitigated Negative Declaration

Includes minor changes (shown in strike-through for deletions and additions as underlined) that strengthen required mitigation:

17. **Mitigation Measure 1**: Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) 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 public 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. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. 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 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. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

18. **Mitigation Measure 2**: Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used. The applicant shall demonstrate compliance with this requirement in plans submitted at the time of building permit application.

19. **Mitigation Measure 3**: A pre-construction, migratory bird nesting survey shall be conducted prior to any proposed tree removal, ground disturbance, demolition, or any other construction-related activities during the nesting bird season (February 1 to August 31). The survey shall be performed both in and within 250 feet of the proposed development area and the results reported to the County. If, for any reason, construction activities do not commence within 10 days of completion of the survey, the survey shall be repeated, and results reported to the County. If active nests are discovered, no construction-related activities, including grading and tree removal, are allowed until birds have fledged from nests, as confirmed by a biologist.

20. **Mitigation Measure 4**: The owner shall comply with the following requirements pertaining to trees proposed for removal:

a. The issuance of a tree removal permit for Trees No.3 and No.26 will be conditioned on an issued building permit for homes on the subdivided parcels where the trees are located (Lots 1 and 2, respectively), and

replacement as specified. Replacement for Tree No.3 shall be 2 – 48-inch box Valley oak (Quercus lobata), and replacement for Tree No.26 shall be 1 – 36-inch box Valley oak (Quercus lobata). Location of replacement trees for Trees No.3 and No.26 are shown in Attachment E3 [of the IS/MND], except that the County Arborist has required the applicant to move the replacement tree shown on Lot 3 at least 6 feet from exterior property line. Replacement trees shall be planted prior to final approval of building permits for homes on the proposed lots.

b. The issuance of a tree removal permit for the other eight (8) significant trees shall be conditioned on an issued building permit for subdivision improvements. These trees shall be replaced in a manner consistent with Section 6565.21. Replacement trees shall be planted prior to final approval of building permits for homes on the proposed lots.

c. All replacement trees shall be shown on a landscape plan submitted prior to recordation of the subdivision map.

21. **Mitigation Measure 5**: Prior to issuance of a building permit for subdivision improvements and residential development, the applicant shall protect all significant trees which are not approved for removal, including submittal of a tree protection plan, as prepared by a certified arborist and consistent with the protection measures of the County's Significant Tree Regulations and County Arborist, as listed below. Tree protection measures shall also be shown on the Erosion and Sedimentation Control Plan.

a. A root barrier shall be required at the existing driveway during driveway improvement construction for the Pistache and Oak trees along driveway. The Project Arborist shall prepare root barrier details to be submitted at the time of a building permit application for subdivision improvements, subject to review by the County Arborist.

b. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.

c. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.

d. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.

e. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed

cleanly with a saw or toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from the site inspection following root cutting.

f. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.

g. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence, and 2x4 boards in concentric layers to a height of eight (8) feet.

h. Prior to Issuance of a building permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

22. **Mitigation Measure 6**: Although proposed project area itself has low possibility of containing unrecorded archaeological site(s), it is possible that subsurface deposits may yet exist or that evidence of such resources has been obscured by more recent natural or cultural factors such as downslope aggradation and alluviation and the presence of non-native trees and vegetation. Archaeological and historical resources and human remains are protected from unauthorized disturbance by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow qualified Archaeologists to identify, record, and evaluate such resources and recommend an appropriate course of action.

23. **Mitigation Measure 7**: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

24. **Mitigation Measure 8**: The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all

ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the 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.

25. **Mitigation Measure 9:** Prior to the issuance of a building permit for site development, the applicant shall demonstrate compliance with the recommendations of the Project Engineer as described in Geotechnical Investigation, prepared by Silicon Valley Soil Engineering (SVSE) dated September 21, 2021.

26. **Mitigation Measure 10**: Prior to issuance of the grading permit hard card, the applicant shall demonstrate that all cut spoils will be hauled off-site to a County-approved location.

27. **Mitigation Measure 11:** The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

    a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

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

    c. Performing clearing and earth moving activities only during dry weather.

    d. Stabilization of all denuded areas (on and off-site) and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.

    e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

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

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

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

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

j. Limiting construction access routes and stabilization of designated access points.

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

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

28. **Mitigation Measure 12**: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

29. **Mitigation Measure 13:** It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation 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.

30. **Mitigation Measure 14**: The property owner shall file a Notice of Intent (NOI) with the Regional Water Quality Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section, prior to the issuance a building permit and any land disturbance.

31. **Mitigation Measure 15:** At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed development checklist (Attachment H) or equivalent measures, to the extent feasible. Such measures shall be shown on building plans.

32. **Mitigation Measure 16**: At the time of building permit application, the applicant shall demonstrate compliance with the following measures, to the extent feasible, where such measures shall be shown on building plans:

    a. BAAQMD BMP: Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet;

    b. BAAQMD BMP: Use local building materials of at least 10 percent;

    c. BAAQMD BMP: Recycle or reuse at least 50 percent of construction waste.

33. **Mitigation Measure 17**: All project related construction vehicle parking shall be limited to on-site areas. Should street parking be necessary, any and all project-related on-street construction parking is subject to review and approval by the Project Planner and the County Department of Public Works. Prior to issuance of the building permit, the applicant shall show location of all on-street construction parking on plans submitted for the building permit application.

34. **Mitigation Measure 18**: Prior to the issuance of the building permit for the project, a copy of the Notice of Intent (NOI) with the State Water Resources Board, including WDID number, to obtain coverage under the NPDES Permit, shall be submitted to the Project Planner, if project land disturbance is an acre or larger.

35. **Mitigation Measure 19**: The project shall not use a pile-driven pier foundation.

36. **Mitigation Measure 20**: Prior to issuance of a demolition permit for the house and outbuildings, the owner shall provide evidence of having complied with HRAB's stipulations for demolition of the existing structures:

    a. Photograph (with high resolution camera) the exterior and interior of the house and outbuildings. Such photos shall be provided to the County Historical Review Advisory Board;

    b. Salvage and save special elements such as art glass windows, redwood beams, built ins, and the like.

37. **Mitigation Measure 21**: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

38. **Mitigation Measure 22**: 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.

39. **Mitigation Measure 23**: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery, County staff shall be notified, and the applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate

Building Inspection Section

40. A building permit is required for proposed subdivision improvements and future home construction.

Drainage Section

41. At the time of the building permit submittal, the project shall be required to comply with the County's "prescriptive" drainage review requirements and provide the following:

    a. Final Drainage Report stamped and signed by a registered Civil Engineer.

    b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer depicting a storage and metering stormwater retention system and subdrain system(s) consistent with the requirements in the County's current Drainage Manual.

    c. Final C.3 and C.6 Development Review Checklist.

Geotechnical Section

42. A geotechnical report per subdivided lot shall be submitted at time of building permit application. The report shall be updated to the current codes. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report. For a vacant site, the geotechnical report shall provide sufficient soil investigation data to evaluate the potential

hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

San Mateo County Fire Department

The following fire conditions and requirements will apply at the time of building permit application and must be incorporated into your building plans, prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

43. Smoke Alarms which are hard wired: As per the California Building Code, and State Fire Marshal regulations, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.

44. Smoke alarm/detectors are to be hardwired, interconnected, or with battery back-up. Smoke alarms to be installed per manufactures instruction and NFPA 72.

45. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 2019 section 1030.2).

46. As per San Mateo County Fire Department, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the San Mateo County Fire Department. This remote signage shall consist of a 6 inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. 320 Paul Scannell Drive, San Mateo, California 94402 650/ 573-3846.

47. The installation of an approved spark arrester is required on all (WOOD BURNING) chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch. If not, wood burning disregard this note.

48. Vegetation Management (LRA) - The 2019 California Fire Code Chapter 49 and Public Resources Code 4291. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

49. Fire Access Roads – The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the San Mateo County Fire Department and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with San Mateo County Fire Department specifications. As per the 2019 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

50. Buildings and facilities - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 730 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

51. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet CFC503, D103, T-14 1273.

52. Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D.

53. Fire apparatus access roads to be an approved all-weather surface. Grades 15% or greater to be surfaced with asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot-wide turnouts shall be on each side of 15% or greater section. No grades over 20%. (Plan and profile required) CFC 503.

54. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide. CFC D103.6.

55. As per CFC, Appendix B and C, a fire department approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for two hours. Contact the local water purveyor for water flow details.

56. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov. If you need further assistance, please contact the San Mateo County Fire Marshal's Office at 650/573-3846.

57. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506. For application and instructions please email smcfdfiremarshal@fire.ca.gov if you need further assistance, please contact the San Mateo County Fire Marshal's Office at 650/573-3846.

58. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and the San Mateo County Fire Department, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the San Mateo County Fire Department for review.

59. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire Department prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call San Mateo County Fire Department to schedule an inspection. Fees shall be paid prior to plan review.

60. Exterior bell shall be required to be wired into the required flow switch on your fire sprinkler system. The bell, horn, and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.

61. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 1204.2.1.

62. Traffic calming devices shall be prohibited unless approved by the fire official. CFC 2019 section 503.4.1. 21.

63. Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

<u>Department of Public Works</u>

64. The applicant shall have prepared, by a Registered Civil Engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post development flows and velocities shall not exceed those that existed in the predeveloped state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.

65. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

66. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

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

68. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist providing for this access, prior to issuance of planning permit.

69. The applicant shall submit a Parcel Map to the Department of Public Works County Surveyor for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter Department conditions have been met.

70. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.

71. The owner shall construct a pedestrian sidewalk along Upland Road. Details shall be provided on the Parcel Map and comply with County requirements.

Local Agency Formation Commission (LAFCo)

72. Connection to City's water and sewer systems to serve the subdivision will require separate application submittals for an Outside Service Agreement to both San Mateo LAFCo and the City of Redwood City for the two proposed water connections and three proposed sewer connections for the two new parcels. The existing parcel currently has a water connection from the City of Redwood City.

73. Local Agency Formation Commission and the City will need to have a description of the areas to be served and will want to confirm that the division of the properties has been approved. The LAFCo and City application review period can run concurrently with the County subdivision process, but decisions cannot be rendered until the subdivision is approved by the County.

74. The application to LAFCo and the City must be approved prior to the issuance of building permits for the development of the properties including subdivision improvements. The applicant can contact the City and LAFCo for more information about this process, including application fees. Local Agency Formation Commission will provide a condition of approval for this project once the sewer provider has been identified.

City of Redwood City

75. The City will not assume maintenance responsibility of the proposed sanitary sewer extension. The sanitary sewer main shall be maintained privately.

Environmental Health Services

76. At the time of house demolition, the onsite wastewater treatment systems currently serving the structures must be properly destroyed under permit with Environmental Health Services.