



COUNTY OF SAN MATEO
PLANNING AND BUILDING

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June 14, 2024

Woodland School
360 La Cuesta Drive
Portola Valley, CA 94028
jwarren@woodland-school.org

Subject: **LETTER OF DECISION**
File Number: PLN2000-00352
Location: 360 La Cuesta Drive, Portola Valley
APN: 077-180-020

On June 12, 2024, the San Mateo County Planning Commission considered a Use Permit Renewal and Amendment, and a Fence Height Exception, for the continued operation of a private elementary school, expansion of operating hours, retention of three existing tents, and construction of a new 6-foot-tall fence along the perimeter of the property. The Project is located in the unincorporated Ladera area of San Mateo County.

Based on information provided by staff, the Planning Commission approved the Use Permit Renewal, Amendment and Fence Height Exception, County File Number PLN2000-00352, by making the required findings and adopting the conditions of approval in Attachment A, Staff Report Addendum, and amendment to Condition No. 1 limiting the number of other meetings conducted in the ordinary course of school operations/activities after 6:00 p.m. on weekdays and from 9:00 a.m. – 7:00 p.m. during weekend hours to no more than three, requiring these meetings accommodate all parking in the school parking lot, and allowing for summer camp programs which run in one-week sessions with a maximum of 125 participants per session.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at 5:00 p.m. on June 27, 2024.

Please direct any questions regarding this matter to Project Planner Luis Topete at ltopete@smcgov.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Angela Montes', written over a horizontal line.

Angela Montes
Planning Commission Secretary

cc: Las Lomitas Elementary School District, Property Owner
Greg Hintz
Rose Mary Hintz
Wynn White
Kimberly Legg
Justin Maxwell
Ellyn Rubin
Tracy Kraft
Kathryn Browne
Susana Chenette

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2000-00352

Hearing Date: June 12, 2024

Prepared By: Luis Topete, Planner III

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, for existing facilities. This exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. No physical improvements to the Woodland School, other than new fencing, or changes in use are proposed. The School is requesting to install a new 6-foot-tall fence, to continue their operation of a private elementary school, to extend their operating hours, and to allow three existing tents to remain. These modifications are a negligible expansion of the existing use at the site.

Regarding the Use Permit, Find:

2. 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. Planning staff has confirmed that the project, as proposed and conditioned, is in general compliance with the Use Permit conditions of approval and applicable County regulations. See the discussion under Section A and Section B (3).

Regarding the Fence Height Exception, Find:

3. That approving the exception will not jeopardize public safety; approving the exception will be compatible with the neighborhood surrounding the parcel where the fence will be placed and will not be detrimental to the public welfare; and the proposed fence promotes or enhances good design, site relationships, and other aesthetic considerations. See the discussion under Section B (4).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This Use Permit shall allow private elementary school operations for a maximum of 325 students, preschool through eighth grade. Hours of operation shall be as follows:

- 7:30 a.m. to 8:15 a.m. for staff arrival and staggered morning drop off
- 8:15 a.m. to 3:30 p.m. for the regular school day and staggered afternoon dismissal/pick-up
- 3:30 p.m. to 6:00 p.m. for extended care and seasonal athletics programs

This Use Permit also allows for other meetings conducted in the ordinary course of school operations/activities after 6:00 p.m. on weekdays and from 9:00 a.m. - 7:00 p.m. during weekend hours with parking accommodated in the school parking lot, including, but not limited to, Board of Trustee meetings, Parent Association meetings, admissions gatherings, and staff trainings. Meetings shall be limited to no more than three (3) times per month and as long as parking is accommodated in the school parking lot.

This Use Permit also allows for summer camp programs which run in one-week sessions. At no time will there be more than 125 participants in any one week camp session.

2. This permit shall be for ten (10) years until June 12, 2034, with two administrative reviews in May 2027 and May 2030. The applicant shall submit an application to continue the use, as conditioned, to the Planning and Building Department for renewal six (6) months prior to expiration of this permit.

If within this timeframe any operator enters into a lease with the property owner which deviates from the conditions of approval for this permit in any way, the operator shall submit to the Planning Department an operations plan for determination by the Director of Planning and Building whether such plan triggers the requirement for the County's Major Development Pre-Application Review Process.

Minor adjustments to the Use Permit may be submitted for approval to the Director of Planning and Building to determine if they are in substantial conformance with the approved Use Permit. If the request is not in substantial compliance with the use permit, an amendment to the Use Permit through a public hearing will be required. This process shall be applicable to the new uses proposed by the Ladera Community Association and Ladera Recreational District within the facilities.

3. The two required administrative reviews by Planning staff shall include a referral to the Ladera Community Association requesting their comments about the operation of the school. The purpose of this referral is to ensure that the traffic and parking issues are being adequately managed by the school to minimize impacts on the surrounding neighborhood. The first of the two required administrative reviews shall be conducted within 24-months of the use permit renewal.
4. The applicant shall meet the requirements of the Woodside Fire Protection District, Department of Public Works, the County Environmental Health Services, and the County Building Inspection Section.
5. a. Parking shall only occur off-street (in the school's parking lot) on the school side of La Cuesta Drive, and on the field (as noted below), except parking for Major and Minor Events shall be permitted as outlined in the table below, with unlimited parking on the field. Parking on the field also shall be allowed for morning activities three times per week for up to 120 minutes and shall be limited to 15 vehicles. Of these events, eight (8) are minor events and eight (8) are major events.

Parking Permitted			
Event Type	Minor Events	Major Events	
<i>Permitted Parking Locations</i>	School side of La Cuesta Drive	Both sides of La Cuesta Drive	
	School side of La Mesa Drive between La Cuesta and Andeta	School side of La Mesa Drive between La Cuesta and Andeta	
	School side of La Mesa from La Mesa/La Cuesta through Gabarda Way	Both sides of La Mesa from La Mesa/La Cuesta through Gabarda Way	
	Field	Field	
<i>Total Events</i>	8	8	16

Notification Requirements:

- **Notification at the Start of the School Year:** At the start of every school year, the school shall submit a detailed calendar of all events during the year where heavier traffic and overflow parking may occur to the Planning Department, the Ladera Community Association, and property owners within 300 feet of the school boundaries. The notification should include a statement that all public inquiries or complaints regarding compliance with the traffic and parking requirements of the Use Permit should be directed to the Head of the School.

- **Event Notification:** Notification of all events will be by way of direct notification of neighbors within 300 feet of the school. The school will send a notice via mail drop to neighbors immediately affected by the 16 events in which parking will occur on neighboring side streets and/or both sides of La Cuesta, at least one week prior to the event. The school will also post a message on the Ladera List-Serve reminding neighbors of the 16 events, at least one to two days prior to the event.

The school shall make attempts to reduce the impacts to the neighborhood to the greatest extent practicable and at a minimum use four (4) traffic monitors to help with parking and traffic flow through the neighborhood on those 16 events. The school will reduce attendance at morning assemblies such that all parking can be in compliance with Use Permit restrictions. The school shall encourage the use of the drop-off and pick-up line, except for parents of preschool children who must be walked to class.

- b. The school shall distribute the traffic plan to all school parents, teachers, staff, the Ladera Community Association and the County of San Mateo Planning Department at the beginning of each school year and each summer session. This plan: (1) designates a parking lot loading zone where students may be dropped off or picked up; (2) identifies off-street parking and on-street parking, on the school side of La Cuesta Drive; (3) shows one-way traffic circulation entering and exiting the parking lot; (4) establishes a right turn only on La Cuesta Drive when exiting the parking lot; (5) discourages the making of U-turns at the intersection of La Mesa and Floresta; (6) includes a diagram that illustrates these five elements; and (7) as construction is phased, the plan shall be amended and distributed as necessary.
- c. The applicant shall continue to maintain and promote a trip reduction program with the goal of reducing the number of car trips into Woodland School. A report on the program shall be submitted to the Planning Department at the time of an administrative review or renewal. The report shall include: (1) a description of how carpool information is distributed to parents; (2) what efforts occur to assist in carpool formation; (3) a 3-day car trip count for both drop off and pick up, conducted within a month of submitting the report, and (4) a bi-annual census enumerating the number of students participating in carpools in relation to the total number of students. In addition, the school will continue to pursue the goal of reducing the number of Woodland School staff cars entering the school. Staff cars will not be counted as part of the car trip reduction efforts.
- d. The school shall designate two adults wearing identifiable attire to direct traffic circulation and parking during peak morning and afternoon periods, and at least four adults during major and minor events. On routine (non-event) days, the two adults will monitor the automobile backup line on

La Cuesta Drive, such that it does not block the red zone below the school entrance. One of the traffic monitors shall be stationed near the exit from the school and as close to La Cuesta Drive as possible. One monitor shall be stationed near the entrance of the school to better monitor the backup onto La Cuesta Drive. All designated traffic and parking monitors shall wear attire that allows parents and members of the community to recognize them as such.

- e. The County shall recognize the Head of School as the official community liaison, unless formally notified by the school of a change.
6. Any expansion, demolition or new construction on the site shall require the applicant to apply for an amended or new Use Permit. The applicant is encouraged to present such plans to the Ladera Community Association.

Building Inspection Section

- 7. When this design is submitted for a building permit, there may be more requirements according to the actual design being submitted for a building permit. This review is neither permission nor approval for a final plan check for a permit.
- 8. Prior to pouring any concrete for foundations, written verification from a licensed surveyor must be submitted which will confirm that the required setbacks as shown on the approved plans have been maintained.
- 9. An automatic fire sprinkler system will be required for this project.
- 10. If a water main extension, upgrade or hydrant is required, this work must be completed prior to the issuance of the building permit, or the applicant must submit a copy of an agreement and contract with the water purveyor which will confirm that the work will be completed prior to finalization of the building permit.
- 11. A site drainage plan will be required. This plan must demonstrate how roof drainage and site runoff will be directed to an approved disposal area.
- 12. Sediment and erosion control measures must be installed prior to beginning any site work and maintained throughout the term of the permit. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
- 13. This project must comply with the Green Building Ordinance.
- 14. All drawings must be drawn to scale and clearly define the whole project.
- 15. Please call out the current codes on the code summary. The design and/or drawings shall be done according to the current editions of the California Building

Standards Code, California Plumbing Code, California Mechanical Code, and the California Electrical Code.

16. Permits are required for grading, and any retaining walls.
17. Provide details showing all the accessible parking, accessible route to the right-of-way and the building entrance, and all accessible details (cross-sections) for facilities/restrooms.
18. Provide an exiting plan, showing the occupant load for each room according to its use, and the path of travel/exiting.

Woodside Fire Protection District

19. Project shall comply with current California Building Code Chapter 7A for ignition-resistant materials and installation.
20. Address and building numbers shall be clearly posted and visible from the street with a minimum of 4-inch numbers on a contrasting background.
21. A NFPA 13 Fire Sprinkler System shall be installed in all proposed new buildings.
22. All Fire Department Connection (FDC) locations shall be approved by the Woodside Fire Protection District.
23. There shall be an emergency fire access road with turnaround on the east side of the campus, adjacent to a grass field for gym egress and ingress.
24. Upon final inspection, a 30-foot perimeter of defensible space shall exist.
25. A fire hydrant shall be required prior to the start of rough framing construction near the proposed gym area.

Department of Public Works

26. 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.
27. 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.
28. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.

If project requires C.3 stormwater measures, then final drainage plans and calculations must be submitted for review and approval prior to Planning Department approvals and prior to issuance of a building permit.

29. 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 at the building permit application stage. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off 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.

Grading and NPDES Conditions

30. Prior to grading "hard card" issuance, the applicant shall coordinate with a Building Technician to open a building permit case and pay applicable fees for the completion and tracking of monthly erosion and sediment control inspections during the rainy season, as required by the Regional Water Quality Control Board, and weekly construction inspections during the rainy season for sites within the ASBS Watershed, as required by the Special Protections.
31. As the project involves over 1 acre of land disturbance, the property owner shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI, WDID Number, and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section and the Building Inspection Section, prior to the issuance of the grading permit "hard card."
32. 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.
33. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. Along with the "hard card" application, the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation.

34. 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.
35. 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.
36. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- i. Limiting and timing 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 the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
37. 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.
38. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
- a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, 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.

39. Applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; hydromodification management measures and calculations, if applicable; NRCS soil type; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the MRP; and detailed Maintenance Plan(s) for each site design, source control and treatment measure requiring maintenance.
40. Applicant shall ensure that post-construction levels of pollutants identified in the Clean Water Act (CWA) Section 303(d) list for the receiving water body do not exceed pre-development levels.
41. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site.
42. Trash storage areas (including recycling or food compactor areas or similar areas), wash areas, loading docks, repair/maintenance bays, and equipment or material storage areas shall be completely covered and bermed to ensure that no stormwater enters the covered area. Covered areas shall be sloped so that spills and wash water flow to area drains connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
43. Discharges from indoor/outdoor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants shall be plumbed to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
44. Interior level parking garage floor drains, and any other interior floor drains shall be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
45. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance.
46. On-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent using thermoplastic material or a plaque.

47. Project shall incorporate landscaping that minimizes irrigation and runoff, promotes surface infiltration, minimizes the use of pesticides and fertilizers, and incorporates other appropriate sustainable landscaping practices such as Bay-Friendly Landscaping.
48. Fire sprinkler test water shall discharge to on-site vegetated areas, or alternatively shall be discharged to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
49. Fueling areas shall be separated from the rest of the site by a grade break that prevents run-on of stormwater, and covered by a canopy that extends a minimum of 10 feet in each direction from each pump.
50. Boiler drain lines, rooftop equipment with drain lines, and/or equipment for washing and/or steam cleaning activities shall be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
51. Air conditioning condensate shall drain to landscaping, or alternatively may be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
52. Roof drains shall drain away from the building and be directed to landscaping or a stormwater treatment measure.
53. Land uses involving vehicle and equipment repair and maintenance shall provide a designated, indoor area for these activities.
54. Projects with architectural copper should, if possible, purchase copper materials that have been pre-patinated at the factory. Whether patination is done off-site or on-site, applicant should consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. If patination is done on-site, implement one or more of the following:
 - a. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
 - b. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
 - c. Collect the rinse water in a tank and haul off-site for proper disposal.
55. Direct roof runoff into cisterns/rain barrels and use rainwater for irrigation or other non-potable use.

56. Direct roof runoff onto vegetated areas. Stormwater treatment of the roof runoff is not required if the vegetated area is designed as a self-retaining area, as described in Section 4.3 of the C.3 Technical Guidance.
57. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas. Stormwater treatment of the roof runoff is not required if the vegetated area is designed as a self-retaining area, as described in Section 4.3 of the C.3 Technical Guidance.
58. Construct sidewalks, walkways, patios, bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. These include porous pavement (asphalt and concrete), turf block, and permeable joint pavers. Use of permeable surfaces may reduce the size of the required treatment measure by lowering the amount of runoff generated; however, runoff from permeable surfaces will not be exempt from having to receive treatment unless properly designed as “self-treating areas” or “self-retaining areas.” Refer to Section 4.2 or 4.3 of the C.3 Technical Guidance, respectively.
59. Minimize land disturbance and impervious surface (especially for new parking lots).
60. Maximize permeability by clustering development and preserving open space.
61. Use micro-detention, including distributed landscape-based detention.
62. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
63. Self-treating areas must be designed to store and infiltrate the rainfall that lands on the self-treating area. Refer to Section 4.2 of the C.3 Technical Guidance.
64. Self-retaining areas must be designed to store and infiltrate the rainfall runoff volume described in the MRP Provision C.3.d (80% capture volume), for rainfall that lands on the self-retaining area and the impervious surface that drains to the self-retaining area. Refer to Section 4.3 of the C.3 Technical Guidance.
65. Plant or preserve interceptor trees (Section 4.1, C.3 Technical Guidance).
66. Biotreatment measures (including bioretention areas, flow-through planters and non-proprietary tree well filters) shall be sized to treat runoff from 100% of the applicable drainage area (all impervious areas and applicable landscaped areas) using flow or volume based sizing criteria as described in the Provision C.3.d of the MRP, or using the simplified sizing method (4% rule of thumb), described in the C.3 Technical Guidance and based on the flow-based sizing criteria in Provision C.3.d.i.(2)(c).

67. Plant species used within the biotreatment measure area shall be consistent with Appendix A of the C.3 Technical Guidance.
68. Biotreatment soil mix for biotreatment measures shall have a minimum percolation rate of 5 inches per hour and a maximum percolation rate of 10 inches per hour and shall be in conformance with Attachment L of the MRP, which is included in Appendix K of the C.3 Technical Guidance.
69. Design of biotreatment measures shall be consistent with technical guidance for the applicable type of biotreatment measure provided in Chapter 6 of the C.3 Technical Guidance.
70. Post-construction stormwater discharge rates and durations shall not exceed pre-project rates and durations from 10% of the pre-project 2-year peak flow up to the pre-project 10-year peak flow.
71. The post-project flow duration curve shall not deviate above the pre-project flow duration curve by more than 10% over more than 10% of the length of the curve corresponding to the range of flows to control.
72. Flow control structures may be designed to continuously discharge stormwater at the very low flow rate Q_{cp} , where $Q_{cp} \leq 10\%$ of the pre-project 2-year flow.
73. Hydromodification (HM) controls shall be designed using the Bay Area Hydrology Model (BAHM), unless the applicant uses an alternative continuous simulation hydrologic computer model as described in Attachment E of the MRP. Site-specific data shall be used with BAHM (www.Bayareahydrologymodel.org) or alternate continuous simulation hydrologic computer model.
74. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Director of Planning and Building) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and HM measures (if applicable), according to the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property.
75. The property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) [and HM measure] Maintenance Plan(s). Maintenance of all site design and treatment control [and/or HM] measures shall be the property owner's responsibility.

76. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.
77. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.
78. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems [and HM controls]. A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.
79. The property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.
80. Within one (1) week of the installation date of the approved facility, the project civil engineer shall notify Richard Lee, Associate Engineer, Department of Public Works, by email ilee@smcgov.org or fax at 650/363-4859. Notice shall include the installation date of the last component of the approved facility and the name of the project civil engineer. The County will perform a final inspection of the approved facility within 45 days of the date of installation.

Fence Height Exception

Woodside Fire Protection District

81. Maintain Fire Department vehicle access at La Cuesta Drive's northeast corner. New vehicle gate to have existing KNOX PAD LOCK installed.
82. RECOMMENDATION: Install a pedestrian gate at the southeast corner of the Administrative Offices Building with the existing KNOX BOX relocated to this gate.
83. Verify that the required number of exits, exiting paths, panic hardware, and safe dispersal areas are being met and maintained.