

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit File Number: PLN 2018-00289

Board Meeting Date: October 22, 2019

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Project Planner

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS:

Regarding the Environmental Review, Find:

1. That the project is exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act Guidelines, consisting of the construction of a new single-family residence in a residentially zoned area.

Regarding the Grading Permit, Find:

2. That the granting of the permit will not have a significant adverse effect on the environment. As discussed in this staff report, the project has received preliminary approval from the Department of Public Works and the Geotechnical Section and site-specific recommendations have been incorporated as conditions of approval to address any adverse environmental effects.
3. That the project conforms to the criteria of Chapter 5 of the San Mateo County Ordinance Code, including the standards referenced in Section 9280. Planning staff, the Geotechnical Section, and the Department of Public Works, have reviewed the project and have determined it conforms to the criteria of Division VII Chapter 5 of the San Mateo County Ordinance Code, including the standards referenced in Section 9280 and the San Mateo County General Plan, including the timing of grading activities, and implementation of dust control and erosion and sediment control measures.
4. That the project is consistent with the General Plan. The subject site has a General Plan land use designation of Low Density Residential Urban. The proposed single-family residence remains consistent with the allowed density and use of the designation. As proposed and conditioned, the project complies with General Plan Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and Policy 2.17 (*Erosion and Sedimentation*) because the project includes measures and conditions to address each of these items.

5. The project is consistent with the provisions of the Significant Tree Removal Ordinance, the provisions of which must be considered and applied as part of the grading permit approval process (Significant Tree Removal Ordinance Section 12.020.1(e)). Noticing in the form of a site poster was posted in front of the subject property from October 7, 2019 until October 17, 2019 while the proposed project design has minimized the removal of significant trees by placing the proposed structures in an area of the parcel that is least impactful to the surrounding significant trees.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in the plans, supporting materials, and reports submitted for review and approval by the Planning Commission on June 12, 2019. Minor revisions or modifications to the project shall be subject to review and approval of the Community Development Director, if they are consistent with the intent of, and in substantial conformance with, this approval.
2. This permit shall be valid for one (1) year from the date of approval in which time a building permit shall be issued. Any extension of this permit shall require a submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. Prior to the issuance of a building permit, the applicant shall submit color and material samples for review and approval by the Community Development Director.
4. Prior to scheduling a final inspection, color verification shall occur in the field after the applicant has applied the approved materials and colors. The applicant is required to maintain the approved materials and colors.
5. No grading shall be allowed during the winter season (October 1 to April 30) or during any rain event to avoid potential soil erosion unless a prior written request by the applicant is submitted to the Community Development Director in the form of a completed Application for an Exception to the Winter Grading Moratorium at least two (2) weeks prior to the projected commencement of grading activities stating the date when grading will begin for consideration, and approval is granted by the Community Development Director.

The site is considered a Construction Stormwater Regulated site. Any grading activities conducted during the wet weather season (October 1 to April 30) pursuant to prior authorization from the Community Development Director will also

require monthly erosion and sediment control inspections by the Building Inspection Section.

6. Prior to the issuance of the grading permit “hard card,” the applicant shall submit a dust control plan for review and approval by the Planning and Building Department. The plan, at a minimum shall include the following measures:
 - a. Water all construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose material or require all trucks to maintain at least 2 feet of freeboard.
 - c. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
7. Prior to the beginning of any construction, the applicant shall implement the approved erosion and sediment control plan and tree protection plan, which shall be maintained throughout the duration of the project. The goal of the Tree Protection Plan is to prevent significant trees, as defined by San Mateo County’s Significant Tree Ordinance, Section 12,000, from injury or damage related to construction activities. The goal of the Erosion and Sediment Control Plan is also to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines.” During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.

- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers, clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffers trips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
8. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.
9. Per Section 9280 of San Mateo County's Grading and Land Clearing Ordinance, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
10. All grading and erosion and sediment control measures shall be in accordance to the plans prepared by ROMIG Engineering, Inc., dated November 2017, and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved grading plan shall be prepared and signed by the engineer, and shall be submitted to the Department of Public Works and the Planning Department concurrently prior to commencing any work pursuant to the proposed revision.
11. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.1 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9280 of the Grading Ordinance. Deficiencies shall be corrected immediately.

12. 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:
 - a. The engineer shall submit written certification to the Department of Public Works and the Geotechnical Section that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Ordinance.
 - b. All applicable work during construction shall be subject to observation and approval by the geotechnical consultant. Section II of the Geotechnical Consultant Approval form must be submitted to the County's Geotechnical Engineer and Current Planning Section.
13. Erosion control and tree protection inspections are required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires the protection of significant trees. Prior to building permit issuance, the applicant will be notified that an approved job copy of the Erosion Control and Tree Protection Plans are ready for pick-up at the planning counter of the Planning and Building Department. Once the Erosion Control and Tree Protection measures have been installed per the approved plans, please contact Building Inspection Section, at 650/599-7311, to schedule a pre-site inspection. A \$144.00 inspection fee will be added to the building permit for the inspection. If this initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the erosion control and tree protection measures are deemed adequate by the Building Inspection Section.
14. 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 Ordinance Code Section 4.88.360).
15. All new power, water, and telephone utility lines from the street or nearest existing utility pole to the main dwelling, second unit, and proposed garage shall be installed underground.
16. All exterior lights shall be dark sky compliant and designed and located as to confine direct rays to the subject property and prevent glare in the surrounding area. A spec sheet of the proposed exterior lighting shall be included upon submittal of the building permit.
17. Upon building permit submittal a revised arborist report documenting Trees A and B shall be submitted the Planning and Building Department. The trees on the Tree Protection Plan, Erosion Control Plan, Site Plan, and Grading Plan shall be numbered according to the assigned number listed in the revised arborist report.

18. Prior to the required Pre-Site Inspection, the project arborist shall number the trees on-site and clearly mark the significant and non-significant trees proposed for removal. Numbering of the trees shall match the building plans.
19. Prior to the issuance of the building permit the project arborist shall submit a letter to the Planning and Building Department verifying that the tree protection fencing has been installed per the recommendations and standards enumerated in the arborist report.
20. Any grading or excavation within a Tree Protection Zone shall be done by hand or utilizing air digging tools.
21. The project arborist shall be on-site during the drilling of the piers for the proposed house and second unit. The project arborist shall observe, document (photo, video, and written, where best prescribed) the digging of the pier holes for the foundation and report to the County that the procedures and processes outlined in the arborist reports are conducted properly. Cutting of any tree roots over 1-inch in diameter shall be overseen and documented by the project arborist. After the drilling of the piers and prior to Building Permit Final Inspection, the project arborist shall submit a letter to the Planning and Building Department verifying that they were present during this time and that the processes outlined in the arborist report(s) were conducted properly.
22. Stairway and landing for the viewing room/second unit located in the left side yard setback shall be uncovered. Prior to Building Permit submittal, the applicant shall amend sheet A5 to remove the overhead covering for the landing that encroaches into the left side yard setback.
23. The railings for the landing and stair case to the viewing room/second unit that shall be no higher than 42 inches tall, unless necessary to satisfy Building Code requirements.
24. Upon building permit submittal, the applicant shall have prepared by the project arborist a tree replanting plan that identifies the location, size, and species of the trees required for replanting. The trees proposed for planting shall be located in an area that best promotes their establishment and long-term viability. This plan shall be reviewed by the County Arborist upon submittal.
25. Trees 15-18, 21-25 and A and B, as identified in the staff report are approved for removal. All debris associated with tree removal activities shall be removed prior to building permit final inspection. The applicant shall be required to replant a total of six (6) trees consisting of an even mix of coast redwood, Douglas fir, and coast live oak using at least 15-gallon size stock for the trees removed. Replacement planting shall occur prior to the final building inspection approval for the proposed development.

26. No tree removal activity shall occur prior to the issuance of the associated building permit and grading "hard card." The applicant may be subject to the fines and fees as outlined in Section 12,032 of the Significant Tree Removal Ordinance if trees are removed prior to building permit issuance. A separate Tree Removal Permit shall be required to removal any additional trees.

Building Inspection Section

27. This project requires a building permit.
28. The project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version.
29. The project is located in a State Responsibility Area (SRA) Moderate Fire Hazard Severity Zone and shall be designed to that criteria found in the California Residential Code.

Geotechnical Section

30. Geotechnical report required at building permit stage. Drainage design is required to be reviewed by the geotechnical engineer of record at building permit stage due to slope stability concern.

Department of Public Works

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. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) 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.

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 No. 3277.
34. The applicant shall submit a Corner Record Survey Map (based on a field survey) to the project planner for forwarding to the Department of Public Works for review, approval, and recording.

Cal-Fire

35. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Unless otherwise approved by Cal-Fire, access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
36. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
37. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum 72-hours' notice to the Fire Department at 650/573-3846.
38. A fire flow of 1,000 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide

documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Cal-Fire's final approval of the building permit or before combustibles are brought on-site.

39. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2-inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
40. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
41. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
42. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
43. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or CBC Chapter 7A requirements.

California Water Company Bear Gulch

44. The developer shall contact Cal Water to fill out the appropriate paperwork to determine what size facilities are needed. This paper work shall determine what size facilities are needed, the design and size of the water main, services, and fire hydrants shall be determined from the information provided to Cal Water.
45. The materials used for Cal Water facilities shall be per the Cal Water Engineering Department requirements.
46. Any water line extensions shall be trenched and not bored.

47. Domestic service shall be provided by CWS at Cal Water's expense with the appropriately engineered size facilities as determined by the required paperwork. Anything larger than the facilities identified by the required paperwork will be paid by the developer. Any required fire services, public fire hydrants, water main extensions or upgrades will be at the developer's expense also.
48. All services will be required to have backflow devices with the exception of the public fire hydrant.

Environmental Health Services

49. At building application stage, the applicant will need to complete a geotechnical slope stability analysis required by the Onsite Wastewater Treatment Systems (OWTS) Ordinance and Section 2 of the Onsite Systems Manual (OSM) for the proposed dispersal systems on >35% slopes.
50. As required by Section 2 and 4 of the OSM, dispersal systems located on ground slopes of >35% will require the use of pressure dose distribution systems.