

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

DATE: November 20, 2014

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit and Grading Permit, pursuant to Section 6500 of the County Zoning Regulations and Section 8600 of the County Ordinance Code, to allow the operation of the nonprofit animal charity "Jasper Ridge Farm," construction of associated structures and grading located at 2718 Alpine Road in the unincorporated Stanford Lands area of San Mateo County.

County File Number: PLN 2014-00010 (Webb/Stanford University)

PROPOSAL

Since 2009, Jasper Ridge Farm (formerly Riley's Place), located in the Woodside area, has offered children a place to interact with small animals (e.g., miniature horses, goats and rabbits) for comfort. The nonprofit provides programs for children experiencing life threatening illness, homelessness or domestic violence, and those living with special needs. Their services are provided free of charge and are by appointment only. Jasper Ridge Farm also takes the small animals to the Ronald McDonald House and Lucile Packard Children's Hospital in addition to other facilities within the San Mateo and Santa Clara Counties. The nonprofit seeks to relocate from a temporary location in Gilroy to Webb Ranch.

The project site is contained to a 3.5-acre area within a 184.68-acre parcel at Webb Ranch on Stanford Lands.

Development includes construction of one 12,800 sq. ft. open arena, one 2,995 sq. ft. barn, one 900 sq. ft. hay and equipment shed, two corral areas, and a 26-space parking lot. Grading includes 1,435 cubic yards of cut and 1,435 cubic yards of fill to improve the project site in preparation for building construction and corrals. The program operates six days a week from 10:00 a.m. to 5:00 p.m. and consists of one on-site group visit of eight children by mini-van in addition to one to two children arriving separately with parent daily. One off-site visit per week is anticipated whereby small animals are brought to the children at the Ronald McDonald House.

One full-time employee and three part-time employees will be on-site to care for the small animals, and one monthly delivery of hay and bedding is expected.

With the exception of the open arena, all development, including grading, will be constructed once planning and building permits are approved (phase 1). Construction on the open arena is anticipated in the summer of 2015 as funding permits. An evaluation of the site for potential archaeological, historical, cultural and biological resources has been conducted by Stanford University staff; no resources have been identified. Submittal of an archaeological monitoring and inadvertent discovery plan for review by Stanford University (Stanford) and Planning Department staff is required in addition to coordination with Stanford for protection of any potential sensitive habitats during construction and grading, though none are mapped in the project area.

RECOMMENDATION

Approve the Use Permit and Grading Permit, County File Number PLN 2014-00010, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Melissa Ross, Senior Planner, 650/599-1559

Applicant: Steve Webb

Owner: Stanford University

Location: 2718 Alpine Road, Portola Valley

APN: 074-480-130

Parcel Size: 184.68 acres (approximately 3.5-acre project site)

Existing Zoning: R-E/S-11 (Residential Estates/S-11 Combining District)

General Plan Designation: Institutional/Open Study/Future Study

Existing Land Use: Jasper Ridge Farms (Webb Ranch area), Confined Animal Permit for 250 horses. The project site and surrounding area have historically been used for farming and horse stabling.

Flood Zone: FEMA Flood Zone X (Areas of Minimal Flooding); Community Panel No. 06081C0314E; effective October 16, 2012.

Environmental Evaluation: California Environmental Quality Act (CEQA) categorically exempt under Sections 15303, Class 3, construction and location of small facilities and Section 15304, Class 4, grading on land with a slope of less than 10%.

Setting: The 3.5-acre project site lies within the larger Webb Ranch parcel which is located within the Stanford Lands area (Planning Area). Historical uses within Webb Ranch include agriculture, stables and equestrian-related facilities. The project site is

developed with stables and used as a parking area for horse trailers and as a spoils site.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The project complies with all applicable General Plan policies, with specific discussion of the following:

a. Vegetative, Water, Fish and Wildlife Resources Policies

Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) regulates land uses and development activities within and adjacent to sensitive habitats in order to protect critical vegetative, water, fish and wildlife resources.

Sensitive Habitats

According to the Stanford Lands Area Plan/EIR (November 1987), the California Natural Diversity Database, and the County General Plan, the 3.5-acre project site is not located within a mapped sensitive habitat area. Adjacent lands are, however, located within such areas namely Jasper Ridge Biological Preserve (adjacent west) and San Francisquito Creek (eastward approximately 450 feet). Jasper Ridge Biological Preserve is home to various non-protected and protected wildlife and plant species including the Santa Cruz kangaroo rat and Franciscan Onion. San Francisquito Creek is a mapped sensitive habitat area for the California red-legged frog, among other protected species.

Stanford staff has completed a biological review and recommends approval of the project provided only minimal facility lighting is proposed. Currently no lighting is proposed. Stanford's recommendation has been included as a condition of approval; no other conditions were recommended.

Though no work is occurring adjacent to the creek, and the existing conditions between the project site area and creek are entirely disturbed with development (e.g., stables, outbuildings and roads) Planning staff recommends a standard condition of approval requiring all activities to cease until such time that a qualified biologist can assess the situation and take appropriate action in the unlikely event sensitive species are encountered during construction and grading (Condition No. 6).

Water Quality

Existing swales along the northeast and southeast areas of the project site will be re-graded, new parallel bioswales will be installed, one culvert will be replaced and a detention pond will be constructed to capture runoff from the proposed development in order to minimize water pollution leading from the project site draining into San Francisquito Creek. The property owner is required to file a Notice of Intent to obtain coverage under the State General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit to ensure that measures and standards are met to minimize effluent discharge from construction and grading. Conditions of approval regarding this matter are included in Attachment A. A referral of this project to the Regional Water Quality Control Board and the Department of Fish and Wildlife yielded no comments. As proposed and conditioned, the project will not result in significant impacts to the adjacent sensitive habitat areas or water quality.

b. Soil Resources

Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) regulates activities to protect against accelerated soil erosion and sedimentation. A winterized erosion and sediment control plan compliant with the San Mateo Countywide Water Pollution Prevention Program has been submitted for grading during the wet season, which is requested by the applicant given their current temporary lease in Gilroy. Erosion and sediment control shall be minimized through the use of waterproof coverings for exposed construction materials, stabilization of construction entrances, and fiber rolls surrounding the project site. Additionally, a condition of approval is included prohibiting grading during active wet weather; defined as when there has been 1/4 inch of rain in a 24-hour period and during the dry out period of 24 hours after. The additional winterization measures and required weekly erosion and sediment control inspections will ensure that grading activities minimize accelerated soil erosion and sedimentation.

The Geotechnical Department has reviewed the grading plan and soils report and has approved the proposed work. Written certification by the soils consultant and civil engineer of completed work according to plan is required for grading permit final approval.

c. Visual Quality

Policy 4.15(a) (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships and other aesthetic considerations. The facility will be adjacent to the

existing horse stabling facility and used in a similar fashion. Proposed buildings are clustered with the parking area and adjacent to the private road leaving the remainder of the project site open for garden and corral use. Building construction is typical of barns and open arenas and similar in appearance to the existing development within the larger parcel area.

d. Historical and Archaeological Resources

Policy 5.20 (*Site Survey*) requires a site determination for potential archaeological/paleontological resources and that an adequate plan to protect the resource be implemented as part of the project. According to the Stanford Lands Area Plan/EIR (November 1987), there is the potential for archaeological resources within Stanford's planning area. The planning area includes Jasper Ridge Reserve, Webb Ranch and adjacent lands. The Northwest Information Center at Sonoma State has recommended a site specific archaeological review which has been completed by Stanford staff. Though no resources have been identified, submittal of an archaeological monitoring and inadvertent discovery plan for review by Stanford University (Stanford) and Planning Department staff is required prior to building permit issuance (Condition No. 7).

e. Urban Land Use

Stanford Lands is designated as a Special Urban Area (Policy 8.4 - *Land Use Objectives for Special Urban Areas*) which is defined as urban areas devoted primarily, but not necessarily or exclusively, to non-residential or special uses (Policy 8.8 - *Definition of Special Urban Areas*). The use of this site for Jasper Ridge Farm is consistent with Goal and Objectives 8.1 (Urban Land Use Planning) by providing for compatible and harmonious arrangement of land uses which meet general social and economic needs.

2. Conformance with the Zoning Regulations

The parcel is zoned R-E/S-11 which allows for charitable institutions upon securing a Use Permit. Proposed buildings are in compliance with setback and height criteria in that the closest building is 120 feet from a property line where 20 feet would be required for a side or rear setback. The maximum height for the S-11 Combining District is 36 feet; the open arena is the tallest proposed building at 20 feet. Lot coverage in this district is 15% of the parcel size; a rough estimate of the parcel's lot coverage is 2%.

Parking Regulations

Jasper Ridge Farm operates six days a week from 10:00 a.m. to 5:00 p.m. with one mini-van accommodating eight children in addition to one to two children arriving with parent each day by appointment. One off-site visit per week is anticipated whereby small animals are brought to the children at the Ronald McDonald House. One full-time employee and three part-time employees will be on-site to care for the small animals, and one monthly delivery of hay and bedding is expected via flatbed truck. At its greatest use intensity, the facility would expect a total of 10 vehicles (one mini-van, two private vehicles, one truck, one trailer for off-site visits, four employees, and one monthly delivery truck). The proposal includes 26 parking spaces and though no comparable uses can be found in the parking regulations, given the appointment-only operation and lack of seating on which to base parking calculations, the parking proposal is more than adequate to accommodate the highest use while providing additional spaces for oversized transportation trailers and flatbed trucks to park and turnaround. All spaces are designed to meet minimum parking space standards including the required two Americans with Disabilities Act parking spaces.

3. Conformance with the Use Permit Finding

For the Use Permit to be approved by the Zoning Hearing Officer, the Zoning Hearing Officer must make the following finding:

That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Development and use of the project site as proposed is compliant with the Institutional General Plan land use designation as well as being consistent with past uses within the project site area and existing uses on the parcel. Given the facility's low use intensity, there is no expectation for significant adverse impacts resulting from increased traffic since traffic to and from this location will be minimal and by appointment only. Further, maintaining a facility and caring for small animals also presents a less intense use, when compared to the surrounding confined animal permit use for 250 horses (confined animal permits are required for confined animals exceeding an adult weight of 300 pounds), and is not in conflict with other uses on the parcel.

The applicant is required to file an Operation and Maintenance Agreement with the County to ensure long-term maintenance and servicing of the stormwater and treatment control measures as well as requiring an archaeological monitor during construction and grading activities to ensure that the project is not injurious to property or improvements. Further, an administrative review after the third year of operations (from final inspection

of phase 1 building permits) is also required to ensure compliance with the conditions of approval.

4. Conformance with the Grading Ordinance

The following findings must be made by the Zoning Hearing Officer pursuant to Section 8604.6 of the Grading Ordinance:

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

Development within the project site is occurring on previously disturbed areas used in the past for horse stabling, trailer parking and as a spoils site. As required by Stanford staff, an archaeological monitor will be present during construction and grading activities. There are no sensitive habitats mapped within the project site and conditions relating to sensitive habitats include only that minimal lighting be used, though none are proposed. Planning staff, however, recommends a standard condition of approval for the protection of sensitive species should they be encountered during grading and construction activities. The applicant has provided a winterization plan for grading during the wet season and weekly erosion and sediment control inspections will be required. As proposed and conditioned, the project will not have a significant adverse effect on the environment.

- b. *That the project conforms to the criteria of this chapter, including the standards referenced in Section 8605.*

The project proposal conforms to the standards of the Grading Ordinance including the submittal of a winterized erosion and sediment control plan and soils report. The Geotechnical Department has reviewed the grading plan and soils report and approved the proposal.

- c. *That the project is consistent with the General Plan.*

As discussed previously, the project is consistent with the General Plan as it relates to land use designation, protection of adjacent sensitive habitats, soils resources, and historical and archaeological resources. The parcel is not located in a hazards area.

B. ENVIRONMENTAL REVIEW

The project has been determined to be categorically exempt under CEQA Section 15303, Class 3, construction and location of small facilities or structures, and Section 15304, Class 4, grading on land with a slope of less than 10%, except that grading shall not be exempt in a waterway, in any wetland, in an

officially designated scenic area, or in officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone, as delineated by the State Geologist.

With respect to the grading criteria, development is not located in any watercourse or wetland (none mapped or identified by Stanford biologists), or within a scenic corridor, mapped geologic or seismic hazard zone. The property is flat with an approximate 1% slope. Structures and use of this area of the parcel are consistent with the historical use of the property overall which have included and continue to include, horse stabling and equestrian-related activities. Given the small size of the facility, non-habitable minimal use intensity, and grading of a flat area, there is no expectation of adverse environmental impacts resulting from this development or use.

Additionally, an archaeological monitor will be on-site during grading and excavation activities. No structures or buildings in the project area are listed in the National Historic Register of Historic Places or have the potential for listing.

Further, the project proposal incorporates mitigation measures that are reiterated as conditions of approval to ensure the project results in a less than significant impact on environmental resources.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Geotechnical Department
Environmental Health Division
Cal-Fire
California Department of Fish and Wildlife*
Regional Water Quality Control Board*
Northwest Information Center at Sonoma State

*A referral of this project yielded no comments.

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Project Plans
- D. Archaeologist Letter

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00010 Hearing Date: November 20, 2014

Prepared By: Melissa Ross
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is Categorically Exemption under the provision of Section 15303, Class 3 (construction and location of small facilities or structures) and Section 15304, Class 4 (grading on land with a slope of less than 10%).

Regarding the Use Permit, Find:

2. That the establishment, maintenance and/or conducting of the proposed use, under the circumstances of the particular case and as conditioned, will not be detrimental to the public welfare or injurious to property or improvements in said neighborhood as described in Section A.3 of the staff report dated November 20, 2014.

Regarding the Grading Permit, Find:

3. That the granting of the permit will not have a significant adverse effect on the environment as described in Section A.4 of the staff report dated November 20, 2014.
4. That the project conforms to the criteria of this chapter, including the standards referenced in Section 8605 as described in Section A.4 of the staff report dated November 20, 2014.
5. That the project is consistent with the General Plan as described in Section A.1 of the staff report dated November 20, 2014.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

Permit Validity

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the Zoning Hearing Officer at its November 20, 2014, meeting. Minor revisions or modifications to this project may be made subject to the review and approval of the Community Development Director.
2. The use permit shall be for the proposed project only. Any change in design or intensity of use shall require an amendment to the use permit prior to any development or change in use occurring at the project site. Amendment to this use permit requires an application for amendment, payment of applicable fees, and possible consideration at a public hearing.
3. This use permit shall be valid for ten years, until November 20, 2024, with an option for the applicant to apply for a renewal. An application for use permit renewal and applicable fees shall be submitted to the Planning Department six months prior to the use permit expiration date, if renewal is desired.

One administrative review shall occur after the third year of operations (from final inspection of phase 1 building permits).

4. The conditional approval of this grading permit shall be valid for one year from the date of this approval. If the grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) has not been issued within this time period, this approval will expire. An extension to this approval will be considered upon written request and payment of applicable fees 60 days prior to expiration.

Hours and Operations

5. The use permit shall be for a charitable institution providing programs to children as described in the proposal operating six days/week from 10:00 a.m. to 5:00 p.m. with a maximum of four employees. One on-site group visit of eight children and one to two children arriving separately with parent daily; one weekly off-site visit to other charitable institutions.

Sensitive Habitats

6. The applicant shall coordinate with Stanford biology staff for any potential sensitive species that may be encountered during the course of grading and construction activities. If sensitive species are encountered, all activities shall cease and appropriate action shall be taken by a qualified biologist. Only minimal

lighting shall be installed for the project as approved by Stanford University biology staff and the San Mateo County Planning Department.

Archaeology

7. The applicant shall prepare an archaeological monitoring and inadvertent discovery plan. Monitoring shall be performed by an archaeologist meeting the National Park Service Professional Qualification Standards. A copy of this plan shall be submitted to Stanford University and the San Mateo County Planning Department prior to building permit issuance.

Grading Permit

8. All grading shall be completed with the first phase of development.
9. No grading work shall occur during wet weather. Wet weather is defined when there has been 1/4 inch of rain in a 24-hour period. In addition, no grading shall occur during a dry out period of 24 hours after the above-reference wet weather. All grading work occurring in the wet season (October 1 through April 30) shall be winterized: stockpiled materials shall be covered with a waterproof covering such as a tarp, construction entrances shall be stabilized, exposed slopes shall be stabilized by hydroseeding or hydromulching, project site surrounds shall be placed with fiber rolls or wattles, straw bale dikes or silt fences.
10. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
11. Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that dust control measures are implemented as needed. The intent of the plan shall be to mitigate excessive dust generation resulting from any and all excavation and earth-moving operations.
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 that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, conditions of approval, and the Grading Ordinance, to the Department of Public Works and the Planning Department.
 - 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 Building Department's Geotechnical Engineer and the Planning Department.

13. Vegetation removal or grading outside of the project scope shall require a separate Land Clearing Permit or amended Grading Permit subject to an application, payment of applicable fees, and consideration at a public hearing. If grading quantities (cut or fill) change or additional vegetation has been removed, the applicant shall cease construction and submit revised plans to the Building Department for review by the Department of Public Works and the Planning Department.
14. Prior to the issuance of a building permit, the applicant shall submit to the Planning Department for review and approval a drainage plan, which shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for construction.
 - d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative BMPs such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
 - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
 - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
- l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- m. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

Construction Hours

- 15. All construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed 80-dBA level at any one moment.

Tree Removal

- 16. No tree cutting is allowed by this permit. Removal of any tree with a diameter greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.

National Pollutant Discharge Elimination System (NPDES) C.3 Projects

- 17. 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.”

18. 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.
19. 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.
20. 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 Community Development Director for review and approval.
21. 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.
22. The 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.
23. LID treatment measures to be shown on the grading plans shall not differ materially from the LID treatment measures presented on the project’s approved plan without written approval from the Planning Department.

24. For projects discharging directly to CWA Section 303(d)-listed water bodies only: The 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.
25. The 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. http://www.flowstobay.org/bs_new_development.php
26. Treatment controls shall be designed and sized to treat runoff from the entire redevelopment project (including all existing, new, and/or replaced impervious areas) using flow or volume based sizing criteria specified in Provision C.3.d of the Municipal Regional Stormwater Permit.
27. Biotreatment measures (including bioretention areas, flow-through planters and nonproprietary 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 Municipal Regional Permit, 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).
28. Plant species used within the biotreatment measure area shall be consistent with Appendix A of the C.3 Technical Guidance.
29. 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 Municipal Regional Permit, which is included in Appendix K of the C.3 Technical Guidance.
30. 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.
31. 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 Community Development Director) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control measures 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 and/or made part of the Covenants Conditions and Restrictions (CC&Rs).

32. The property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.
33. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County of San Mateo 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.
34. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.
35. 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. A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.
36. 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 of San Mateo (C.3 Facility Installation Conditions).
37. 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 at rlee@smcgov.org or by 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 of San Mateo will perform a final inspection of the approved facility within 45 days of the date of installation.

Building Inspection Section

38. The applicant shall provide the following prior to the issuance of the building permit: plans for ADA access to all areas, ADA toilets for the barn, picnic and arena areas, plans for the tack room and wash down area, dressing rooms, locations of Cal-OHSA first aid areas and potable and general use water locations (submit signage), and electrical plans.

Department of Public Works

39. Prior to the issuance of the building permit or planning permit (for Provision C.3 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.

40. At the completion of work, the engineer who prepared the approved grading plan shall submit a signed "as-graded" grading plan conforming to the requirements of Section 8606.6 of the Grading Ordinance.
41. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
42. The applicant shall provide a permanent, full width of road, construction entrance at the end of the existing paved asphalt road on San Francisquito Creek Road in order to minimize the tracking of dirt onto the paved portion of the road. The applicant shall agree to remove and replace, as needed, this entrance for the life of this project.

Cal-Fire

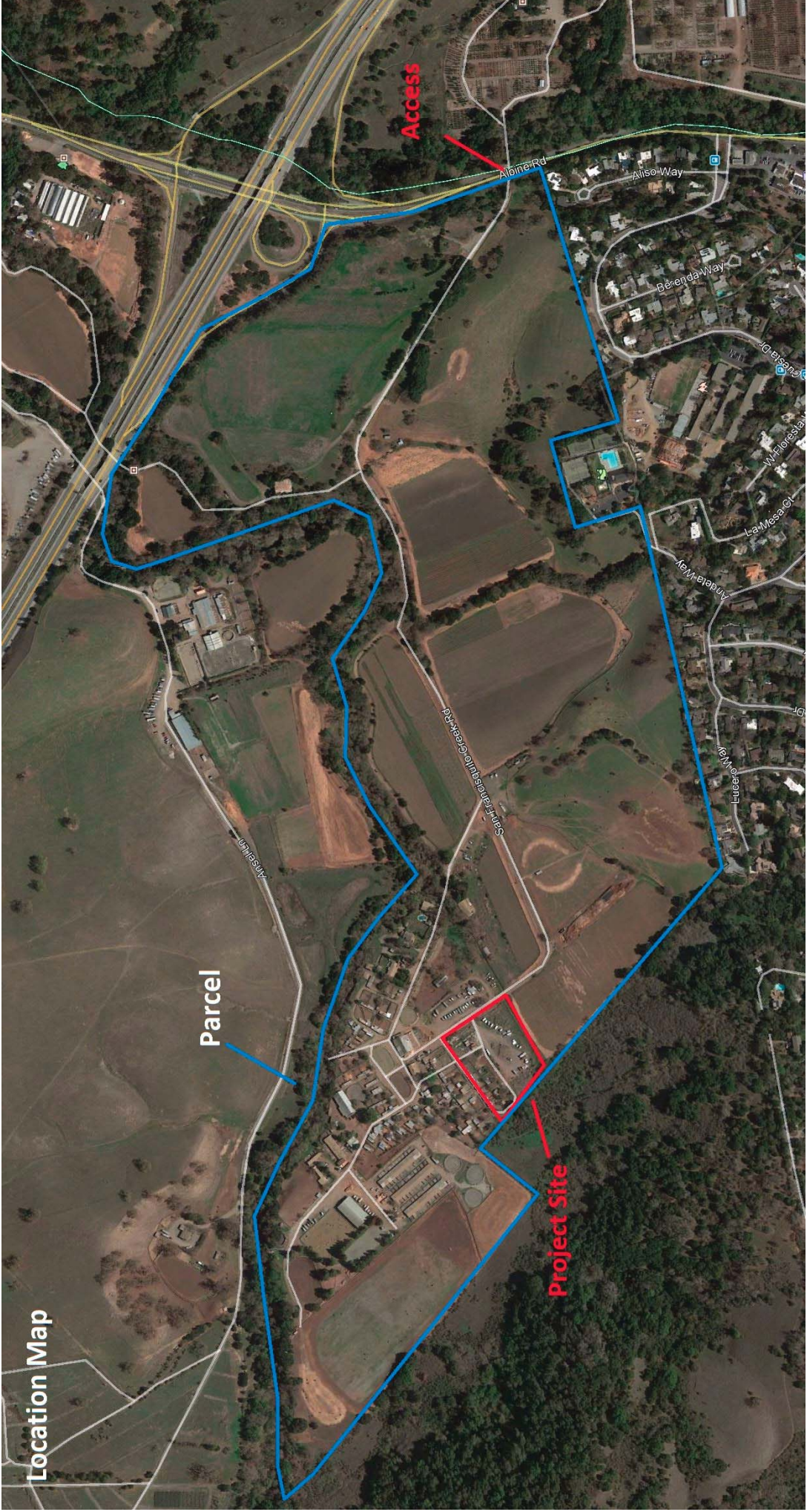
43. Access and turnaround is acceptable but access must meet minimum standards all the way through San Francisquito Creek road to the main access (Alpine). All structures must meet all R327 requirements. Gates will need Knox locks or Knox key switches. Must meet all requirements for water supply and hydrants.
44. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be 20-foot wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
45. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire

Department. Numerals shall be contrasting in color to their 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" x 18" green reflective metal sign.

46. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to Fire's final approval for the building permit.
47. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrestor 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.
48. The standpipe/hydrant shall be capable of a minimum fire flow of 1,000 GPM.
49. A Wet Draft Hydrant with a 4 1/2" National Hose Thread outlet with a valve shall be mounted 30 to 36 inches above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building nor more than 150 feet from the main residence or building.
50. All dead end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter.
51. The water storage tank(s) shall be so located as to provide gravity flow to a standpipe/hydrant. Plans and specifications shall be submitted to the San Mateo County Building Department for review and approval by the San Mateo County Fire Department.
52. This condition will be changed when more information is provided regarding the existing water system along with the size and construction of the buildings. Because of the fire flow and automatic sprinkler requirements for the project, an on-site water storage tank is required. Based upon the building plans submitted to the San Mateo County Building Department, the San Mateo County Fire Department has determined that a minimum of 20,000 gallons of fire protection water will be required in addition to the required domestic water storage. Plans showing the tank(s) type, size, location and elevation must be submitted to the San Mateo County Fire Department for review and approval.

53. A Site Plan showing all required components of the water system is required to be submitted with the building plans to the San Mateo County Building Department for review and approval by the San Mateo County Fire Department for verification and approval. Plans shall show the location, elevation and size of required water storage tanks, the associated piping layout from the tank(s) to the structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipe/joints/valves/valve indicators, thrust block calculations/joint restraint, the location of the standpipe/hydrant and the location of any required pumps and their size and specifications.

MAR:jlh – MARY0853_WJU.DOCX



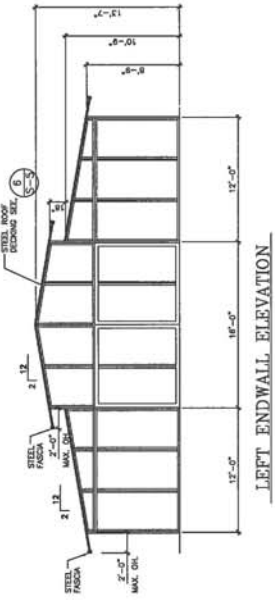
San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Steve Webb/Stanford University

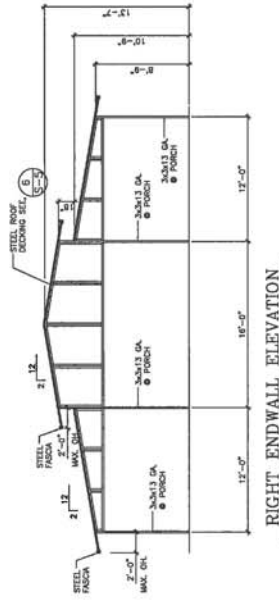
File Numbers: PLN2014-00010

Attachment: B

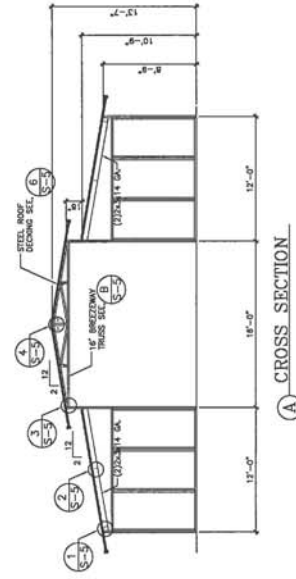
BARN



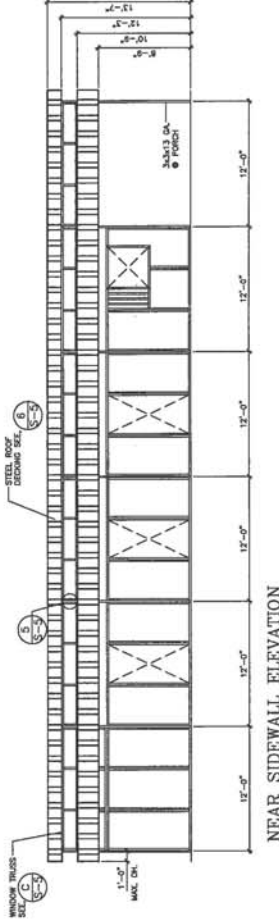
LEFT ENDWALL ELEVATION



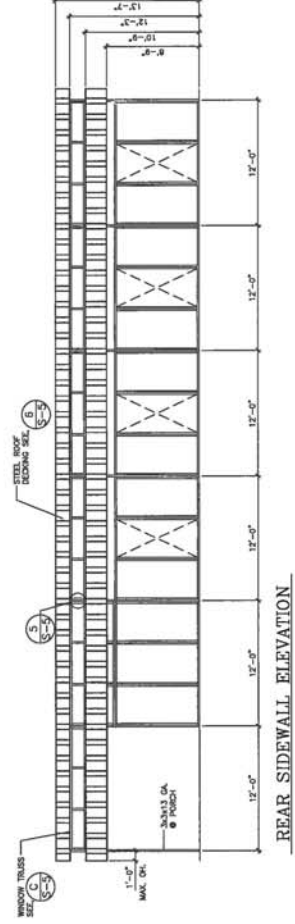
RIGHT ENDWALL ELEVATION



(A) CROSS SECTION



NEAR SIDEWALL ELEVATION



REAR SIDEWALL ELEVATION



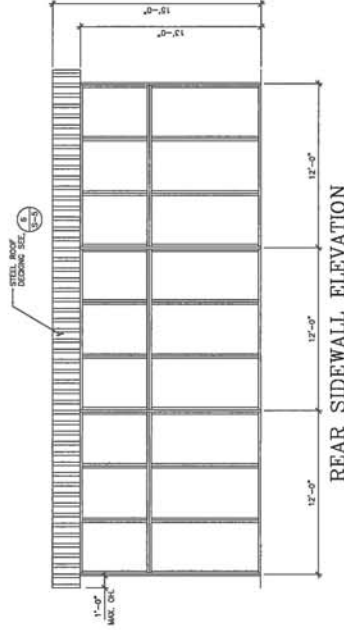
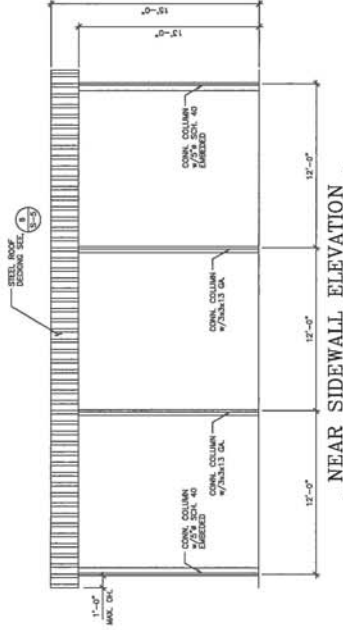
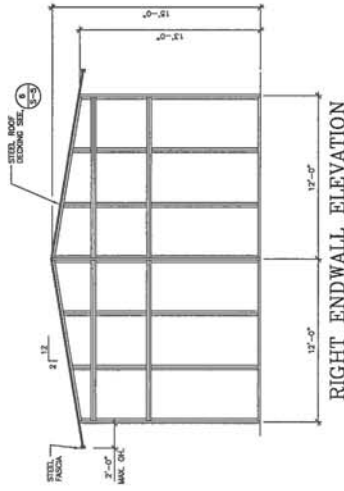
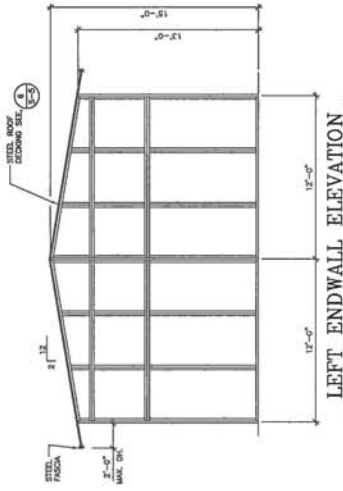
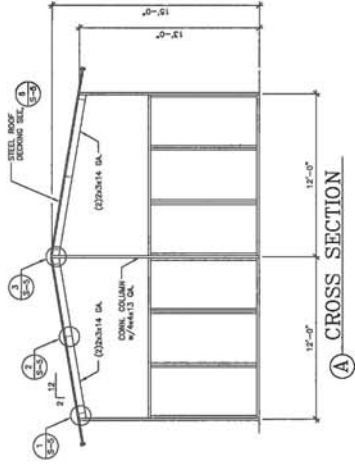
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Z/S Engineering
 1818 BENTLEY BLVD. SUITE 101
 FOLSOM, CA 95730
 PHONE: (909) 823-4100 FAX: (909) 823-4133

PROJECT: JASPER RIDGE FARM
 LOCATION: PORTOLA VALLEY, CA
 SHEET: SECTION/ELEVATIONS

DATE: 06-02-14
 DRAWN BY: JWB
 CHECKED BY: JWB
 SCALE: AS NOTED
 SHEET NO.: S-3
 TOTAL SHEETS: 3 OF 6 SHEETS

SHED



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ZJS Engineering Services Inc.
 14180 FOOTBALL BLVD. SUITE 101
 FORTUNA, CA 95502
 PHONE (909) 822-4100 FAX (909) 822-4150

PROJECT: JASPER RIDGE FARM
 LOCATION: FORTUNA VALLEY, CA
 TITLE: SECTION/ELEVATIONS

DATE: 05-05-14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS NOTED
 SHEET NO.: 25391-14
 TOTAL SHEETS: 4 OF 8 SHEETS

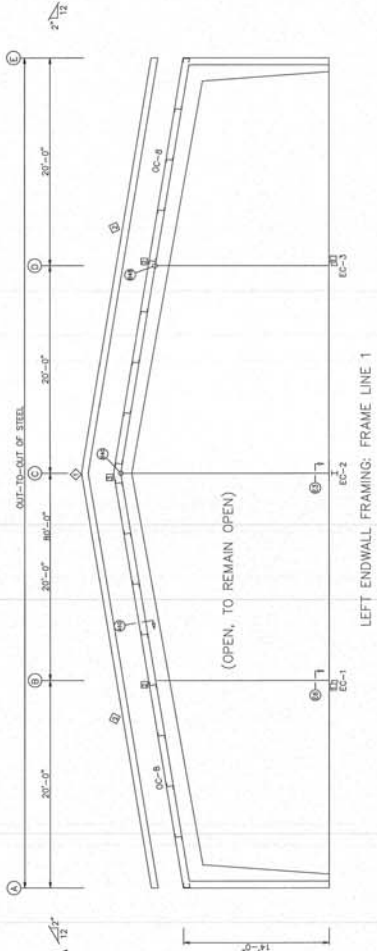
San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Steve Webb/Stanford University

File Numbers: PLN2014-00010

Attachment: C

OPEN ARENA

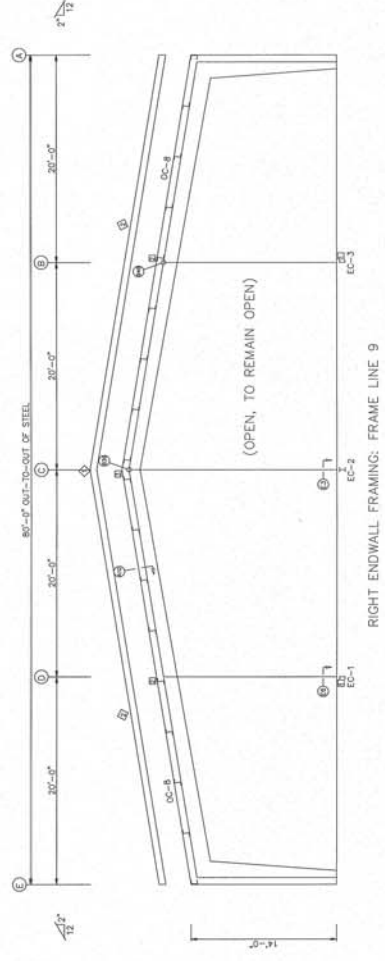


LEFT ENDWALL FRAMING: FRAME LINE 1

MEMBER TABLE		
FRAME LINE 1 & 9	MARK	LENGTH
	EC-1	8x35c12 16'-5 7/8"
	EC-2	W08642 19'-9 7/8"
	EC-3	8x35c12 16'-5 7/8"

TRIM TABLE		
FRAME LINE 1 & 9	MARK	LENGTH
	FL-16	10'-2"
	FL-16D	20'-2"
	FL-16B	1'-4"

CONNECTION PLATES		
FRAME LINE 1 & 9	MARK	LENGTH
	1	4085
	2	n1
	3	n2



RIGHT ENDWALL FRAMING: FRAME LINE 9

NOTE:
THIS STRUCTURE IS DESIGNED AS OPEN.
CONTACT BUNGER STEEL INC.
PRIOR TO PROCEEDING WITH ANY
MODIFICATIONS TO THE BUILDING.



DRAWING
RILEY'S PLACE
P.O. BOX 60924
WOODSIDE, CA 94062
80'-0" X 160'-0" X 14'-0" 2:12
8720 ALPINE BL. PORTOLA VALLEY, CA 94088
SCALE: VERTICAL: 1/4"=1'-0"
HORIZONTAL: 1/4"=1'-0"
DATE: 11/7/13
JOB: 13096

NO.	REVISED	BY	DATE

DRAWING NOTES
1. THESE DRAWINGS ARE THE PROPERTY OF BUNGER STEEL, INC. ALL DESIGN AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE OF THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN PERMISSION OF BUNGER STEEL, INC.
2. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THESE DRAWINGS BEING CORRECT AND ACCURATE. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THESE DRAWINGS BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT AS A MINIMAL PRICE MARKING THESE DRAWINGS BEING FOR PERMIT, DRAWING ISSUED FOR CONSTRUCTION CAN BE CONSIDERED AS COMPLETE.
4. FOR CONSTRUCTION, CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
5. FOR CONSTRUCTION, CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Steve Webb/Stanford University

File Numbers: PLN2014-00010

Attachment: C



October 7, 2014

Melissa Ross, Project Planner
San Mateo County Planning and Building Division
455 County Center
Redwood City, CA 94063

Re: PLN2014-00010/2718 Alpine Road, Portola Valley; APN 074480130/Wendy Mattes and Steve Webb

Dear Ms. Ross,

I have reviewed the findings and recommendations included in the letter to you from the Northwest Information Center of the California Historical Resources Information Center, dated October 1, 2014 concerning the proposed improvements associated with the Jasper Ridge Farm facility. I am quite familiar with the archaeological sites in the vicinity. I was a member of the survey team that recorded these sites in the 1980s and a team of archaeologists under my supervision recently updated those site records. The site boundaries for many of these resources are not precisely known, as no subsurface investigations have been conducted in the majority of these areas and ongoing agricultural activities limit surface visibility.

However, the entire vicinity has been surveyed and the nearest recorded prehistoric archaeological site is located approximately 750 feet from the proposed Jasper Ridge Farm location. There are at least three buildings in the vicinity that date to the mid nineteenth century: the Dennis Martin South Ranch barns and house. Several other buildings in the vicinity may be more than 45 years old; none of these structures is located on the project site. In fact, while there may have been agricultural structures at this location in 1961, there are currently no permanent structures on the project site (there are a handful of fairly recent storage containers and horse paddocks). Thus there are no known recorded or potentially eligible cultural resources at the project location.

Because of the long duration and intensity of human occupation in the vicinity, and the relatively level terrain, there is the possibility of encountering previously unidentified buried archaeological deposits at this location. These might be prehistoric Native American or from a later historic era. It is the University's policy to require archaeological monitoring for excavations greater than one foot in depth where unknown resources might be encountered. Stanford recommends that the project applicant be required to submit an archaeological monitoring and inadvertent discovery plan for the project and that the monitoring be performed by an archaeologist meeting the National Park Service's Professional Qualification Standards. I will meet with the applicant's consultant archaeologist(s) to share information, and will review the draft inadvertent discovery plan and the qualifications of the archaeological consultant to insure that these meet professional standards. If any finds are made I will ensure that the appropriate records are filed with the State and that these materials are deposited in the Stanford Archaeology Collections. In my opinion, the archaeological monitoring and inadvertent discovery plan will be sufficient to mitigate any discoveries at this location to a less than significant level as defined by the California Environmental Quality Act, as the extent and depth of excavation for this project is very small.

If you have any questions or concerns feel free to contact me directly at (650)269-0555 or ljones@stanford.edu.

Laura Jones, Ph.D.

A handwritten signature in blue ink that reads "Laura Jones".

Director, Heritage Services and University Archaeologist

Cc: Mimi Dunkle, Property Services, Land Buildings and Real Estate, Stanford University

Land, Buildings and Real Estate, 3160 Porter Drive, Suite 200, Palo Alto, CA 94304-8442 T 650.723.9664

San Mateo County Planning Commission Meeting

Owner/Applicant: Steve Webb/Stanford University

Attachment: D

File Numbers: PLN2014-00010