

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

DATE: November 29, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Grading Permit, an Architectural Review Permit, and adoption of an Initial Study and Mitigated Negative Declaration, to permit the construction of a new driveway to provide routine and emergency access to the subject property.

County File Number: PLN 2015-00443

PROPOSAL

The applicants, James and Margaret Foard, are proposing to construct a driveway and fire truck turnaround to provide routine and emergency access to the subject property. The project involves 140 cubic yards of earthwork, the removal of eight trees, and the construction of four retaining walls extending 174 linear feet and ranging in height from 0.5' to 6.5' in order to support the driveway. The project includes the demolition of the original cabin and septic system but no additional development, such as development of a new residential structure, is proposed at this time. The project site is located within the Skyline Boulevard State Scenic Corridor.

RECOMMENDATION

That the Planning Commission approve the Grading Permit and Architectural Review Permit, and adopt the Initial Study and Mitigated Negative Declaration, County File Number PLN 2015-00443, by adopting the required findings and conditions of approval listed in Attachment A.

SUMMARY

Staff has reviewed the proposal against the applicable policies of the San Mateo County General Plan, the County Grading Ordinance, and the Standards for Architectural and Site Control within the Skyline State Scenic Corridor and found the project to be consistent with each of the applicable set of policies, criteria, and standards. The proposed driveway will provide routine and emergency access onto the parcel. While the subject parcel is within the Skyline State Scenic Corridor, the proposed project's impacts are minimal given that the project is not visible from the scenic roadway due to topography, distance, and existing vegetation present between the project site and

scenic roadway. The proposed project scope and location also allow for the majority of the parcel to remain undisturbed.

An analysis of the environmental impact of the project can be found in the Initial Study and Mitigated Negative Declaration prepared for the project. The Initial Study and Mitigated Negative Declaration include mitigation measures which have been included as conditions of approval to further ensure that the project will not result in any significant impacts to the subject or surrounding parcels and that the project remains consistent with applicable policies and standards.

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

DATE: November 29, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Grading Permit, pursuant to Section 9287 of the County Ordinance Code, an Architectural Review Permit, pursuant to the Streets and Highways Code, and adoption of an Initial Study and Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to permit the construction of a new driveway to provide routine and emergency access to the subject property.

County File Number: PLN 2015-00443 (Foard)

PROPOSAL

The applicants, James and Margaret Foard, are proposing to construct a driveway and fire truck turnaround to provide routine and emergency access to the subject property. The project involves 140 cubic yards of earthwork, the removal of eight trees, and the construction of four retaining walls extending 174 linear feet and ranging in height from 0.5' to 6.5' in order to support the driveway. The project includes the demolition of the original cabin and septic system but no additional development, such as development of a new residential structure, is proposed at this time. The project site is located within the Skyline Boulevard State Scenic Corridor.

RECOMMENDATION

That the Planning Commission approve the Grading Permit and Architectural Review Permit, and adopt the Initial Study and Mitigated Negative Declaration, County File Number PLN 2015-00443, by adopting the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Angela Chavez, Project Planner

Applicant: James and Margaret Foard

Owner: James and Margaret Foard

Location: 211 Creek Trail (also known as 216 Madrone Trail), Unincorporated Woodside

APNs: 067-168-040, 067-168-210, and 067-168-220

Size: 32,500 sq. ft. Total Combined

Existing Zoning: R-1/S-10 (Single-Family Residential/20,000 sq. ft. Minimum Parcel Size)

Parcel Legality: County-Initiated Merger, Recorded: June 14, 1983.

General Plan Designation: Low-Density Residential Rural

Existing Land Use: The project site is developed with a cabin and accessory buildings which are currently uninhabitable due to disrepair.

Water Supply: While the proposed project does not require water service, the project area is served by California Water Service Company and there is sufficient capacity to serve the project site should it require service in the future.

Sewage Disposal: The project does not require sewage disposal at this time. At the time habitable development is proposed, an approved on-site wastewater treatment system will be required as there is no municipal wastewater service provider in the project area.

Flood Zone: The project site is located in Flood Zone X as defined by FEMA (Community Panel Number 06081C0290E, dated October 16, 2012), which is an area with minimal potential for flooding.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from October 12, 2017 to November 1, 2017. No comments were received.

Setting: The project site is located .24 of a mile from the intersection of Skyline Boulevard and County Road. The project site is developed with a cabin and accessory buildings which are currently uninhabitable due to disrepair. The overall project area is heavily wooded with low density residential development surrounding the parcel.

Background: The property owner was cited in June 2013 for grading a road and removing a significant tree without the required permits. The proposed project which is under consideration under this application includes the work done in 2013 along with additional grading and retaining wall construction to ensure that the project is completed to the appropriate standards and requirements.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the project for conformance with all applicable General Plan Policies. The policies applicable to this project include the following:

Policy 1.24 (*Protect Vegetative Resources*) calls for, in part, the regulation of development to ensure the minimization of the removal of vegetative resources and the protection of scenic trees. The subject parcel is located in a heavily wooded low density residential subdivision west of Skyline Boulevard. Given that the parcel had been previously developed and due to the number of significant trees located on the property, the applicant has chosen to modify areas which would limit the impact to significant trees. The project involves the removal of eight trees ranging in trunk size from 8" to 26" in diameter in order to accommodate the driveway and fire truck turnaround required by the California Department of Forestry and Fire Protection. While the majority of the trees proposed for removal are madrone trees, there is also one conifer tree and one redwood tree. While the trees are significant, they do not qualify as Heritage Trees due to their size, species, and location. The County's Significant Tree Removal Ordinance defines significant trees as those that measure 12" in diameter when measured at 4.5 feet from the ground. The trees proposed for removal are located either directly in the proposed footprint of the driveway or immediately adjacent to it. Given the number of trees located throughout the parcel, it would be difficult to design a driveway to completely avoid the need for tree removal. However, the proposed location of the driveway protects more significant redwood trees and attempts to minimize the overall tree removal associated with the project. Further, many of the madrones are in poor health as they are covered in ivy.

Policy 2.17 (*Minimize Soil Erosion and Sedimentation*) calls for the regulation of development to minimize soil erosion and sedimentation. The construction of the proposed driveway will provide routine and emergency compliant access to the property. The parcel slopes downward from Creek Trail and meanders down to the existing development. At the end of the proposed driveway, the project also includes the provision of a turnaround to accommodate emergency vehicles. This work involves approximately 140 cubic yards of cut and fill. The grading quantities also include approximately 30 cubic yards of fill which were previously introduced without the required permit. These areas will be regraded to ensure that grading standards are met. The project minimizes the amount of grading necessary by largely following the natural topography and focusing the

modifications to one side of the parcel leaving the majority of the area undisturbed.

Policy 4.21 (*Scenic Corridors*) calls for the protection and enhancement of the visual quality of scenic corridors by managing the location and appearance of structural development. The subject property is located within the Skyline State Scenic Corridor. The subject property is buffered from public viewpoints of the roadway by existing mature vegetation, topography, and development. Given that the proposed driveway slopes downward from Creek Trail and does not include significant development apart from the retaining walls, the impacts to visual quality are minimal. Furthermore, the distance (approximately 600 linear feet) between the scenic roadway and the project parcel also provides additional buffering as the viewpoints are limited.

Policies 4.24 and 4.25 (*Location of Structures and Earthwork Operations*) call for the regulation of the location of development to minimize the impacts of noise, light, glare, and odors on adjacent properties and roads in rural areas. These policies also call for proposed development to conform to the natural vegetation, landforms, and topography of the existing site while keeping grading or earth-moving operations to a minimum. As discussed previously, the proposed driveway limits site disturbance to one side of the parcel and is necessary to meet the maximum slope requirements for access and minimum emergency access requirements. Given the overall size of the parcel and the proposed development, the applicant has been thoughtful in preserving the scenic nature of the parcel.

2. Conformance with the Grading Ordinance

The proposed grading activities for this project involve cut and fill activities in order to construct a driveway which meets emergency access requirements. Approximately 55 cubic yards would be excavated and 85 cubic yards of fill in order to construct the driveway, alter the grade in order to meet the maximum slope requirements, and provide a fire truck turnaround capable of accommodating emergency vehicles. Generally, projects which involve 250 cubic yards of grading activity or less do not require a separate grading permit. However, the Architectural Review standards require that a grading permit be issued for any grading activity that exceeds 25 cubic yards.

Staff has reviewed the proposal against the required findings for the issuance of a grading permit and concluded that the project conforms to the criteria for review contained in Section 8605 of the Grading Ordinance (i.e., standards for erosion and sediment controls and submittal of a geotechnical report). Given that the areas proposed for improvement are focused and contained, the project ensures that the majority of the parcel will remain in its natural state. In order to approve this project, the

Planning Commission must make the required findings contained in the grading regulations. Staff concludes that the findings can be made with a discussion of the findings provided below:

- a. That the project will not have a significant adverse effect on the environment.

The project will have a less than significant impact on the environment with the implementation of the mitigation measures proposed by the Mitigated Negative Declaration on elements identified as having a potential impact. These include air quality, geology and soils, and climate change.

- b. That the project conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan.

The project, as proposed, does conform to the criteria for review contained in the Grading Ordinance. As discussed in previous sections, the proposed grading and site impacts associated with this project are consistent with the County General Plan Policies regarding land use compatibility in rural lands and development standards to minimize land use conflicts with the natural environment. The project is also consistent with the intent of the Grading Ordinance that calls for the minimization of alterations to topography, and preservation of trees and vegetation. The proposed improvements are clustered to one side of the parcel thereby protecting the majority of the significant trees and maintaining the majority of the parcel in its natural state.

3. Conformance with the Zoning Regulations

- a. R-1/S-10 Zoning District Requirements

The S-10 development standards regulate minimum lot size, minimum lot width, minimum setbacks, maximum lot coverage, number of building stories, and maximum building height requirements. While the parcel itself conforms to the minimum lot size requirement, the proposed project does not include aspects that are subject to the other development standards described. However, Section 6412.c of the Zoning Regulations provides regulations for the location and maximum height of walls. The regulations state that the maximum height of walls, which are located within any yard area, are not allowed to exceed 6 feet in height. The proposed project includes walls that range in height from 0.5 - 6.5 feet with the highest walls occurring outside the required yard areas.

4. Conformance with the Architectural Review

Staff has reviewed the project and found it to be in compliance with the applicable sections of the State of California Streets and Highways Code as it pertains to the Skyline State Scenic Corridor. Specifically, the standards attempt to promote the preservation of the visual character and protect the scenic appearance of the Skyline State Scenic Corridor area. The proposed driveway will not be visible from the scenic roadway due to distance, topography, existing development, and existing vegetation between the project parcel and public viewpoints. The proposed retaining walls directly supporting the driveway will be constructed of architectural stone with natural coloring and the secondary retaining wall at the property line will be constructed out of wood and I-beam and will be left natural in order to aid them in blending with the surrounding environment. The project also respects the natural topography of the site by minimizing the grading activity and overall site disturbance. Overall, the project has been designed and sited as to remain subordinate and complementary to the site.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from October 12, 2017 to November 1, 2017. No comments were received as of the publication of this report. Mitigation measures have been included as conditions of approval in Attachment A.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Environmental Health Division
Geotechnical Section
Cal Fire

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Plans
- D. Initial Study and Mitigated Negative Declaration

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00443 Hearing Date: November 29, 2017

Prepared By: Angela Chavez
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Find:

1. That the Planning Commission does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Mitigated Negative Declaration is complete, correct, and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Grading Permit, Find:

5. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by Planning staff and the Department of Public Works, which found that the project can be completed without significant harm to the environment as conditioned.
6. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Planning staff and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Chapter 8, Division VII, San Mateo County

Ordinance Code, including the standards referenced in Section 8605 and the San Mateo County General Plan.

Regarding the Architectural Review Permit, Find:

7. That the project complies with the criteria of the State of California Streets and Highways Code as it pertains to the Skyline State Scenic Corridor. The proposed project results in parcel-related improvements only. The proposed development has been carefully located so that distance, topography, existing development, and existing vegetation provide a visual buffer from public viewpoints. The project utilizes colors and materials, which are natural in appearance and earth toned, that help them to blend with the surrounding environment. The project also respects the natural topography of the site and has limited proposed development to minimize site disturbance. Overall, the project has been designed and sited as to remain subordinate and complementary to the site.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

General Conditions:

1. This approval applies only to the proposal, documents, and plans described in this report and approved by the Planning Commission on November 29, 2017. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The Grading Permit and Architectural Review Permit final approval shall be valid for one (1) year from the date of approval, in which time a building permit and grading permit shall be issued concurrently. 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, the Grading Permit and Architectural Review Permit approval will expire. The Community Development Director will consider an extension of this approval upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.
3. Noise sources associated with the demolition, construction, repair, remodeling, or grading 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).
4. Eight trees are approved for removal. Removal of any additional trees shall require review and approval by the Community Development Director and may require a modification or amendment to this project approval.

Mitigation Measures from the Mitigated Negative Declaration:

5. **Mitigation Measure 1:** The applicant shall implement the following dust control measures during grading and construction activities:
 - a. Water all active construction and grading areas at least twice daily.
 - b. Cover all truck hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at the project site.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
 - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

6. **Mitigation Measure 2:** In the event that archaeological features are encountered during project construction, all work at the immediate location of the find must temporarily stop until a qualified archaeologist can be consulted and provide recommendations regarding the find. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws.

7. **Mitigation Measure 3:** In the event that human skeletal remains are encountered, all work at the immediate location of the find must temporarily stop. Public Resources Code 5097 and local Health and Safety codes establish a procedure for notifying the County Coroner's Office and the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws.

8. **Mitigation Measure 4:** Prior to commencement of the project, the applicant shall submit to the Planning and Building Department for review and approval an erosion and drainage control plan that 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 project activities.
- d. Within five days of clearing or inactivity, 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. Project site 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 acres 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. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
 - n. 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.
9. **Mitigation Measure 5:** The applicant shall implement the following basic construction measures at all times:
- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - b. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Grading Permit Conditions:

- 10. No site disturbance shall occur, including any grading or tree removal, until the grading permit "hard card" has been issued.
- 11. Unless approved in writing and in advance by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. The applicant shall submit a letter to the Current Planning Section, prior to the issuance of the hard card, which illustrates the approximate grading schedule, including start and end dates.
- 12. The provisions of the San Mateo County Grading Ordinance shall govern all grading activities on the project site.
- 13. All grading activities shall be according to the approved plans prepared by the project engineer of record, Travis R. Lutz.

14. The engineer who prepared the approved grading and drainage plans shall be responsible for the inspection and certification of the grading as required by Sections 9297.1 and 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
15. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.
16. For 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 Current Planning Section that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Ordinance.
 - b. The geotechnical consultant shall submit to the Building Inspection Section's Geotechnical Engineer and the Current Planning Section a signed Section II of the Geotechnical Consultant Approval form indicating that they have observed all grading activities and that the work conforms to the approved plans.
17. Prior to beginning any construction activities, the applicant shall implement the approved erosion and sediment control plan, which shall be maintained throughout the duration of the project. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is 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 Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - 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 potential 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 the 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 buffer strips, 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 applications 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 instructions to all employees and subcontractors regarding the construction Best Management Practices including, but not limited to, those listed above.
 - 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 and for post-construction site stabilization. Any water leaving the site shall be clear and running slowly at all times.
18. For work conducted in or adjacent to waterways, the following guidelines shall be incorporated to reduce potential construction-related erosion that could affect downstream steelhead:
- a. Schedule ground disturbing activities adjacent to any waterway or wetland during the dry season (May 1 to September 30).

- b. Minimize vegetation removal between the work area and any waterway or wetland to filter construction-related sediment before it enters waterways or wetland areas.
 - c. Prohibit the maintenance of construction equipment within 100 feet of any waterways or wetlands.
 - d. Install silt fencing, fiber rolls, or other protective structures between work areas and waterways or wetland areas to intercept sediment where intervening vegetation is insufficient.
 - e. Reseed, plant, or otherwise stabilize areas of bare soil as soon as possible after work has ceased and prior to the onset of the rainy season (October 1).
 - f. Prohibit storage of any hazardous materials within 100 feet of waterways or wetland areas.
19. The site is considered a Construction Stormwater Regulated Site. Any grading and/or ground disturbance activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section. The applicant shall apply for and be issued a building permit concurrently with the grading permit "hard card" to track (potential) wet weather inspections.
20. Pursuant to San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

Environmental Health Division

21. The applicant will need to submit an application and fees to the Environmental Health Division to obtain a septic tank destruction permit prior to obtaining a demo permit.

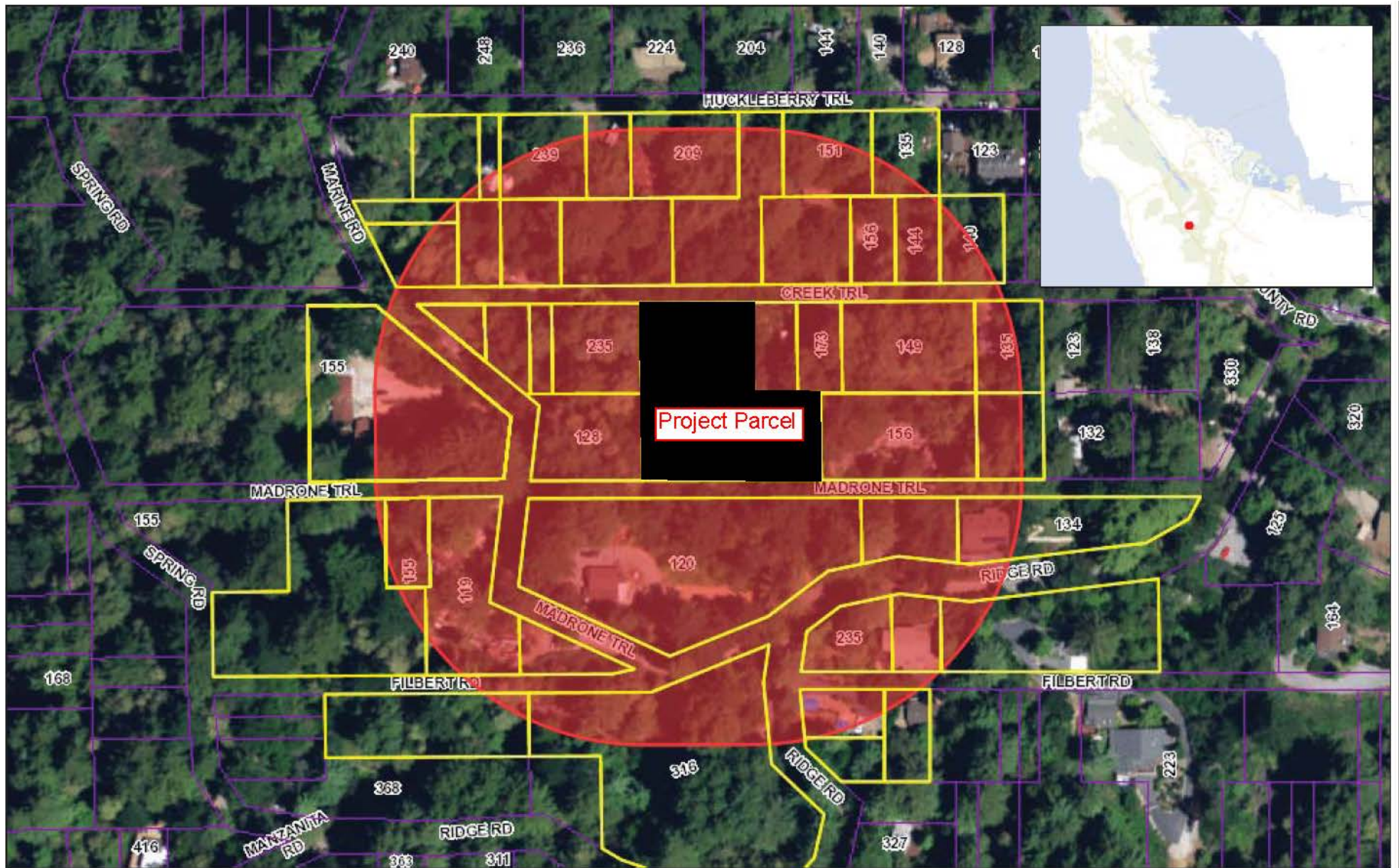
Cal Fire

22. The applicant shall comply with all Cal Fire requirements at the building permit stage of the project.

Department of Public Works

23. Prior to the issuance of the Building permit or Planning permit, 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.
24. Prior to issuance of a building permit, the applicant shall file a Record of Survey with the County Surveyor documenting the location of the existing road, the location of the right-of-way, and the property lines.
25. Prior to the issuance of a building permit, the applicant shall submit a Record of Survey to the County Surveyor for recordation and to confirm the location of the property lines for review and recordation prior to construction. Should the record show that the location of the existing Creek Trail is on private property, then access easements may be required.
26. No proposed construction work shall be constructed on private property, not belonging to the applicant, without the express approval from the associated property owner(s).

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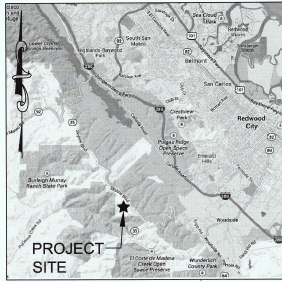


San Mateo County Planning Commission Meeting

Owner/Applicant:

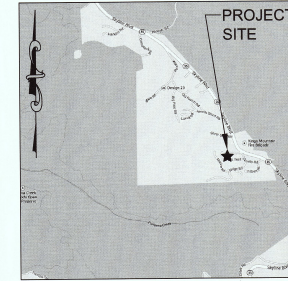
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VICINITY MAP
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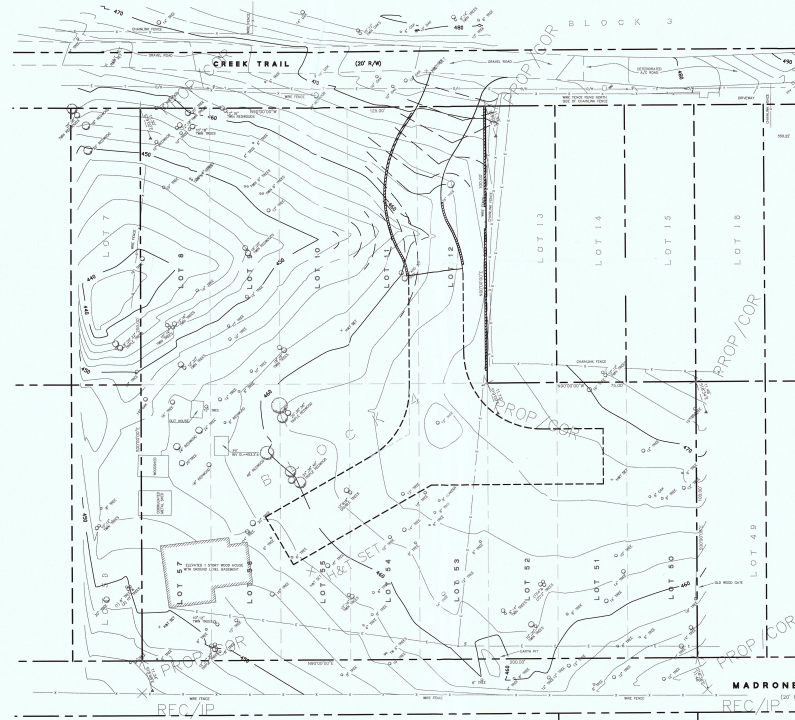
NEW DRIVEWAY 211 CREEK TRAIL REDWOOD CITY (SMCO), CA



LOCATION MAP
N.T.S.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BWP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DOUBLE DETECTOR CHECK VALVE
DDCV	DECOMPOSED GRANITE
DG	DUCTILE IRON PIPE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GV	GATE VALVE
GP	GRATE ELEVATION
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
NPV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDOD	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SBDOD	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SBCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

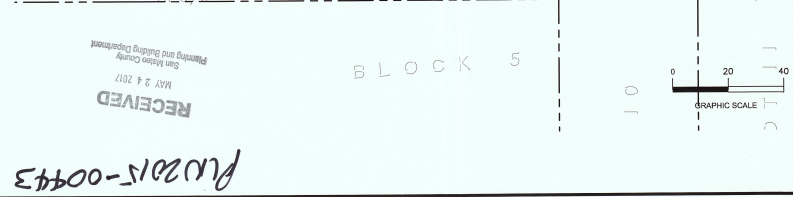


LEGEND:

EXISTING	PROPOSED	LEGEND:
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
SS	SS	STORM SUB-DRAIN (PERFORATED PIPE)
SS	SS	TRANSITION FROM PERF. PIPE TO SOLID PIPE
FM	FM	FORCE MAIN
FW	FW	FIRE WATER LINE
FW	FW	DOMESTIC WATER SERVICE
IR	IR	IRRIGATION SERVICE
NG	NG	NATURAL GAS
E	E	ELECTRIC
JT	JT	JOINT TRENCH
F	F	FENCE
CO	CO	CLEAN OUT
DD	DD	DOUBLE DETECTOR CHECK VALVE
PIV	PIV	POST INDICATOR VALVE
M	M	METER
MB	MB	METER BOX
SL	SL	STREET LIGHT
AD	AD	AREA DRAIN
CB	CB	CATCH BASIN
FH	FH	FIRE HYDRANT
FDC	FDC	FIRE DEPARTMENT CONNECTION
BM	BM	BENCHMARK
M	M	MANHOLE
S	S	SIGN
DS	DS	DOWNSPOUT
SB	SB	SPLASH BLOCK
CO	CO	CONTOURS
PL	PL	PROPERTY LINE
ST	ST	SETBACK

SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	GRADING AND DRAINAGE PLAN / NOTES
C-2	EROSION CONTROL PLAN
C-2.1	BEST MANAGEMENT PRACTICES



PRECISION ENGINEERING AND CONSTRUCTION, INC.
 811 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90017
 T: 866.228.8840
 F: 800.237.7898
 Fax: 310.204.7898

DATE:	08/22/2015
COUNTY COMMENTS:	01/05/2016
CALIF. COMMENTS:	04/20/2016
COUNTY COMMENTS:	02/20/2017
COUNTY COMMENTS:	05/24/2017



TITLE SHEET
NEW ACCESS ROAD
211 CREEK TRAIL
REDWOOD CITY (SMCO), CA 94062

Date:	10/10/2013
Scale:	AS SHOWN
Design:	TRL
Check:	TRL
Drawing Number:	C-0
PEC Job No.:	PEC 13-070

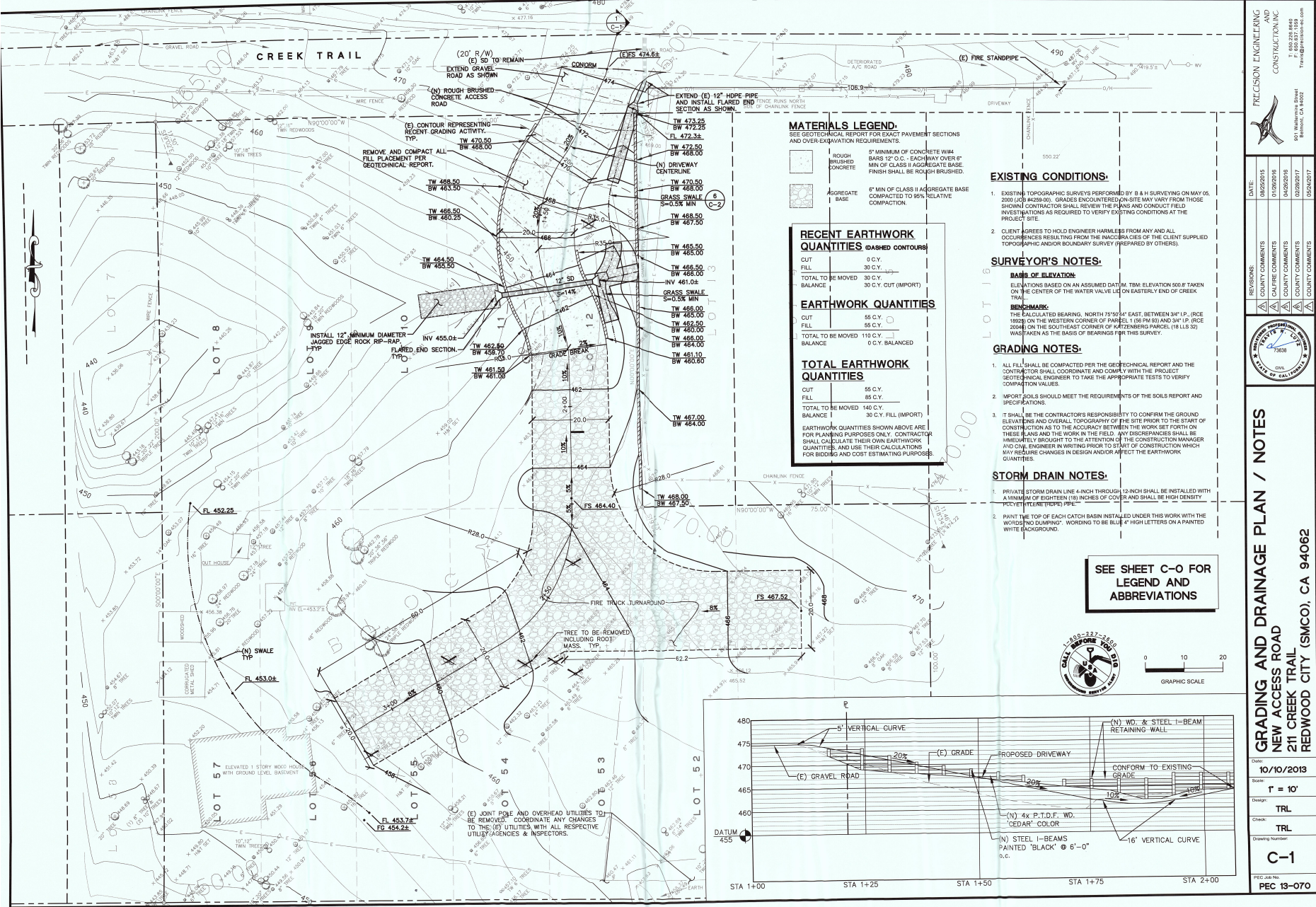


San Mateo County Planning Commission Meeting

Owner/Applicant: _____

File Numbers: _____

Attachment: _____



PRECISION ENGINEERING AND CONSTRUCTION, INC.
 951 Wilshire Avenue West
 Redwood City, CA 94061
 P: 650.225.8600
 F: 650.915.1589
 E: info@precisioneng.com

DATE:	08/25/2015
COUNTY COMMENTS:	01/29/2016
COUNTY COMMENTS:	04/29/2016
COUNTY COMMENTS:	02/29/2017
COUNTY COMMENTS:	05/24/2017



GRADING AND DRAINAGE PLAN / NOTES
 NEW ACCESS ROAD
 211 CREEK TRAIL
 REDWOOD CITY (SMCO), CA 94062

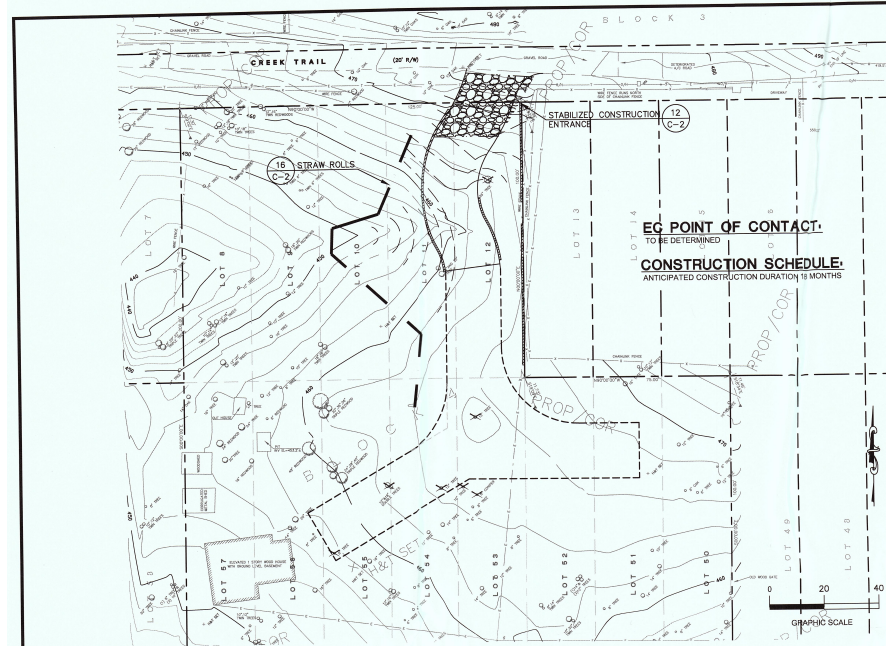
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Check:	TRL
Drawing Number:	C-1
PEC Job No.:	PEC 13-070

San Mateo County Planning Commission Meeting

Owner/Applicant:

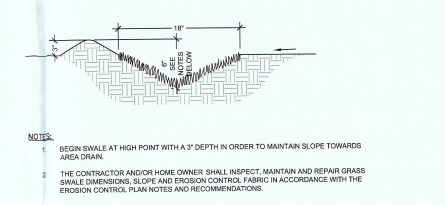
File Numbers:

Attachment:



EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED. BY OCTOBER 1st AND SHALL CONTINUE IN EFFECT UNTIL APRIL 30th OR UNTIL INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS.
2. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN WHICH ARE SCHEMATIC MINIMUM REQUIREMENTS. THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
3. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
4. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS IN THE STREET AND FROM THE EROSION CONTROL, SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
5. NECESSARY EROSION CONTROL MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS.
7. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY GYRESTONE WEST AND/OR THE DISTRICT IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
8. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TRUCKS OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
9. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FOG/DUST).

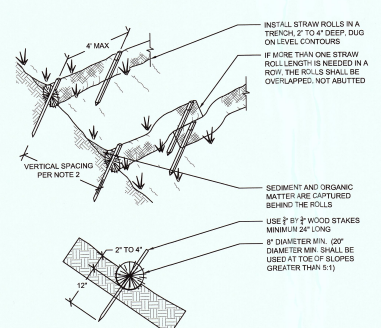


6 GRASS SWALE
SCALE: 1/8" = 1'-0"

- NOTES:
1. BEGIN SWALE AT HIGH POINT WITH A 3" DEPTH IN ORDER TO MAINTAIN SLOPE TOWARDS AREA DRAIN.
 2. THE CONTRACTOR AND/OR HOME OWNER SHALL INSPECT, MAINTAIN AND REPAIR GRASS SWALE DIMENSIONS, SLOPE AND EROSION CONTROL FABRIC IN ACCORDANCE WITH THE EROSION CONTROL PLAN NOTES AND RECOMMENDATIONS.

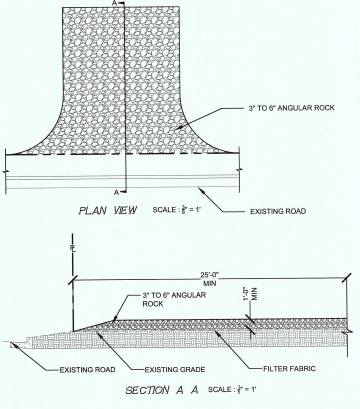
EROSION AND SEDIMENTATION CONTROL NOTES CONT.:

10. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE WATERED AS NECESSARY TO PREVENT DUST NUISANCE. THE CONTRACTOR AGREES TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHANGE THE COST TO THE CONTRACTOR.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA VEHICLE TRAFFIC, SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. COVER STOCKPILED MATERIAL WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
13. ANY SLOPES WITH DISTURBED SOILS OR DENuded OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
14. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPULINS OR OTHER EFFECTIVE COVERS.
15. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPLIED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
16. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE. THEY CAN BE DISPOSED OF AS SOLID WASTE. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
17. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
18. CLEAN UP ALL SPILLS USING DRY METHODS.
19. CALL 911 IN CASE OF A HAZARDOUS SPILL.
20. BMPs AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2003, OR THE LATEST REVISED EDITION MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ALL CONSTRUCTION IMPROVEMENTS SHALL ADHERE TO NPDES NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS. ADDITIONAL MEASURES WILL BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS.
21. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, Dikes, MULCHING OR OTHER MEASURES AS APPROPRIATE.
22. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN AND HOME OWNER. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE RIGHT-OF-WAY IS PERMITTED.
23. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH AND DEBRIS OF ANY NATURE.
24. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OF COUNTY STORM DRAIN SYSTEMS.
25. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
26. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION WITH PROPERLY INSTALLED INLET FILTERS.
27. SILT FENCES AND FIBER ROLLS SHALL BE INSTALLED PRIOR TO SEPTEMBER 15 AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES FOLLOWING AND DURING ALL RAIN EVENTS, TO ENSURE THEIR PROPER FUNCTION.
28. PERFORM CLEANING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
29. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENuded AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
30. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
31. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGED TO STORM DRAINS AND WATERCOURSES.
32. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DRAINING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCC) PERMITS AS NECESSARY.
33. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
34. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
35. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
36. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE, CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
37. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
38. PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS IS REQUIRED ON WEEKENDS AND DURING RAIN EVENTS. (LIST LOCATIONS).
39. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
40. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF SEASON."
41. DUST CONTROL IS REQUIRED YEAR-ROUND.
42. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
43. USE OF PLASTIC SHEETINGS BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.



- NOTES:
1. INSTALL SUCH THAT RUNOFF WILL NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. TURN ENDS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND ROLL.
 2. SPACE STRAW ROLLS AS FOLLOWS:
 - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
 - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
 - SLOPE OF 2:1 OR GREATER = 10 FEET APART
 3. INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.

16 STRAW ROLL
SCALE: 3/4" = 1'-0"



- NOTES:
1. PROVIDE A FINISHED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.

12 GRAVEL CONSTRUCTION ENTRANCE
SCALE: AS SHOWN

PRECISION ENGINEERING AND CONSTRUCTION INC.
10000 S. DEER CREEK RD.
SUITE 200
DUBLIN, CA 94568
TEL: 925.835.1000
FAX: 925.835.1009
www.precisioneng.com

DATE	REVISIONS
05/20/15	COUNTY COMMENTS
07/20/15	CALIFRE COMMENTS
04/20/16	COUNTY COMMENTS
02/20/17	COUNTY COMMENTS
05/24/17	COUNTY COMMENTS



EROSION CONTROL PLAN
NEW ACCESS ROAD
211 CREEK TRAIL
REDWOOD CITY (SMCO), CA 94062

Date:	10/10/2013
Scale:	AS SHOWN
Design:	TRL
Check:	TRL
Drawing Number:	C-2
Proj. no. No.:	PEC 13-070

SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES



San Mateo County Planning Commission Meeting

Owner/Applicant:
File Numbers:

Attachment:

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Driveway Construction, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2015-00443

OWNER: James and Margaret Foard

APPLICANT: James and Margaret Foard

ASSESSOR'S PARCEL NOS.: 067-168-040, 067-168-210, and 067-168-220

LOCATION: 211 Creek Trail (also known as 216 Madrone Trail), Unincorporated Woodside

**POSTING
ONLY
OCT 1 2 2017**

BESZ DE LA VEGA

PROJECT DESCRIPTION

Grading Permit and Architectural Review Permit to allow for 170 cubic yards of earthwork in order to construct a new driveway access on to the property. The project involves the removal of eight (8) trees and the construction of four (4) retaining walls which total 174 linear feet to support the driveway. The project site is located within the Skyline Boulevard State Scenic Corridor.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
 - c. Create impacts for a project which are individually limited, but cumulatively considerable.

- d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: The applicant shall implement the following dust control measures during grading and construction activities:

- a. Water all active construction and grading areas at least twice daily.
- b. Cover all truck hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
- d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
- e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

Mitigation Measure 2: In the event that archaeological features are encountered during project construction, all work at the immediate location of the find must temporarily stop until a qualified archaeologist can be consulted and provide recommendations regarding the find. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Mitigation Measure 3: In the event that human skeletal remains are encountered, all work at the immediate location of the find must temporarily stop. Public Resource Code 5097 and local Health and Safety Codes establish a procedure for notifying the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Mitigation Measure 4: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval, an erosion and drainage control plan that 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 County Wide 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 project activities.
- d. Within five days of clearing or inactivity, 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. Project site 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. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
- n. 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.

Mitigation Measure 5: The applicant shall implement the following basic construction measures at all times:

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 6: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 7: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 8: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

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

REVIEW PERIOD: October 12, 2017 thru November 1, 2017

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., November 1, 2017.**

CONTACT PERSON

Angela Chavez

Project Planner, 650/599-7217

achavez@smcgov.org



Angela Chavez / Project Planner

MJS:ACC:aow – ACCBB0588_WAH.DOCX

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Driveway Construction
2. **County File Number:** PLN 2015-00443
3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department
455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Angela Chavez 650/599-7217
5. **Project Location:** 211 Creek Trail (also known as 216 Madrone Trail), Unincorporated
Woodside
6. **Assessor's Parcel Number and Size of Parcel:** 067-168-040, 067-168-210, and 067-168-
220, 32,500 sq. ft. total combined.
7. **Project Sponsor's Name and Address:** James and Margaret Foard, P.O. Box 620291,
Woodside, CA 94062
8. **General Plan Designation:** Low Density Residential Rural
9. **Zoning:** R-1/S-10 (Single-Family Residential/20,000 sq. ft. Minimum Parcel Size)
10. **Description of the Project:** Grading Permit and Architectural Review Permit to allow for 140
cubic yards of earthwork in order to construct a new driveway access on to the property. The
project involves the removal of eight (8) trees and the construction of four (4) retaining walls
which total approximately 174 linear feet to support the driveway. The project site is located
within the Skyline Boulevard State Scenic Corridor.
11. **Surrounding Land Uses and Setting:** The project site is located .24 of a mile from the
intersection of Skyline Boulevard and County Road. The project site is developed with a cabin
and accessory buildings which are currently uninhabitable due to disrepair. The overall project
area is heavily wooded with low density residential development surrounding the parcel.
12. **Other Public Agencies Whose Approval is Required:** None
13. **Have California Native American tribes traditionally and culturally affiliated with the
project area requested consultation pursuant to Public Resources Code section
21080.3.1? If so, has consultation begun?** *(NOTE: Conducting consultation early in the
CEQA process allows tribal governments, lead agencies, and project proponents to discuss
the level of environmental review, identify and address potential adverse impacts to tribal
cultural resources, and reduce the potential for delay and conflict in the environmental review
process (see Public Resources Code Section 21083.3.2.). Information may also be available
from the California Native American Heritage Commission's Sacred Lands File per Public*

Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality). The County of San Mateo has not received any requested consultations pursuant to Public Resources Code section 21080.1.1.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p>Discussion: The project site is located completely within the Skyline Boulevard State Scenic Corridor. However, due to the heavy tree cover, existing development, and distance, the project site is not visible from the scenic roadway. The driveway itself will only be minimally visible from the adjacent residential properties. The retaining walls supporting the driveway range in height from .5 to 6.5 feet and are to be finished in wood or architectural stone. The natural materials and location of the higher which are located on the interior portions of the parcel minimize the visual impacts to the adjacent residential areas.</p> <p>Source: Project Location. Project Plans.</p>				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	

<p>Discussion: The project includes the removal of eight (8) trees ranging in size from 8 inches to 26 inches in diameter when measured at 4.5 feet from the ground up. The trees to be removed are largely made up of madrone trees but also include one (1) redwood tree and one (1) conifer tree. While the trees are located within the Skyline State Scenic Corridor given the distance to the scenic roadway and the overall dense tree cover present in the project area, the removal of the trees will not impact the overall scenic nature of the area.</p> <p>Source: Project Location. Project Plans.</p>					
1.c.	Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?			X	
<p>Discussion: The project site slopes downward from Creek Trail with the proposed driveway following the topography downward. In order to not exceed the maximum slope for driveways, as required by the County of San Mateo's Department of Public Works and the County Fire Authority (Cal-Fire), the project includes minor grading activity. This work does not result in significant changes to the visual character or quality of the site as the work is minor in nature and due to the topography of the site. Further, the surrounding areas are also heavily wooded further shielding the proposed development from view.</p> <p>Source: Project Plans. Project Location.</p>					
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
<p>Discussion: The proposed project does not involve the construction of structures or buildings beyond the driveway itself. The proposed retaining walls will be made of or finished natural materials and colors thereby blending in with the wooded nature of the surrounding area. No lighting or materials which would reflect light are included in the project that would adversely affect day or nighttime views in the area.</p> <p>Source: Project Plans. Project Location.</p>					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
<p>Discussion: The parcel is located entirely within the Skyline Boulevard State Scenic Corridor. However, as described previously the parcel is not visible from the scenic roadway due to distance, topography, existing development, and significant tree cover.</p> <p>Source: Project Plans. Project Location.</p>					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X

<p>Discussion: The project site is not located within a Design Review District.</p> <p>Source: Project Location. San Mateo County Zoning Regulations. San Mateo County General Plan.</p>					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
<p>Discussion: Please refer to the discussion under 1.a., 1.b., and 1.c., above.</p> <p>Source: Project Plans.</p>					
<p>2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: The subject parcel is not designated as prime farmland, unique farmland, or farmland of statewide importance. A review of the State of California Department of Conservation California Important Farmland Finder classifies the subject parcel as Urban and Built-Up Land. The parcel is zoned for residential uses and the proposed project does not introduce any use contrary to the zoning.</p> <p>Source: United States Department of Agriculture Natural Resources Conservation Service. California Department of Conservation.</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X

Discussion: The project parcel is not zoned for agriculture, protected by an existing Open Space Easement, or a Williamson Act contract.

Source: San Mateo County Zoning Regulations. San Mateo County General Plan. San Mateo County Williamson Act Contracts.

2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?			X	
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Discussion: The subject parcel is not located in an area identified as Farmland or necessarily suitable for agricultural activities. While the project area could be considered forestland, the proposed removal of eight (8) trees, given the significant amount of remaining tree cover, does not constitute a conversion of forestland. In addition, the proposed project does not introduce any new uses not already found in the immediate project vicinity.

Source: U.S. Department of Agriculture Forest Service Forest Inventory Analysis 2005. Project Plans.

2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
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Discussion: The project parcel is not located within the Coastal Zone.

Source: Project Location.

2.e. Result in damage to soil capability or loss of agricultural land?				X
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Discussion: The project parcel has not been identified as containing agricultural lands. The project site contains soils classified as Grade Two-Good (Hugo and Josephine sandy loams). No significant area of soil capability loss will result from this project given that the parcel is largely covered with large trees and that the areas proposed for improvements are limited to the alterations necessary for a compliant driveway and firetruck turnaround.

Source: Project Location. U.S. Department of Agriculture-Natural Resource Conservation Service Web Soil Survey.

<p>2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
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Discussion: The subject parcel is zoned for single-family residential development. No proposed zoning changes are included as part of this project.

Source: Project Plans. San Mateo County Zoning Regulations.

3. **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?			X	

Discussion: A temporary increase in the number of vehicles and dust is expected during driveway construction. Construction vehicles are required to meet California Air Resources Board Regulations to reduce air pollution (e.g. limits on idling). Operational emissions, which are those emissions occurring after construction and for the life of the development, are minimal.

Source: Bay Area Air Quality Management District.

3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X
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Discussion: There are no known air quality violations in this area. Driveway construction is necessary in order to provide routine and emergency access to the property. Given the low density development of the area there is no expected new contribution associated with the project.

Source: Project Plans. Bay Area Air Quality Management District.

3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
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Discussion: As of December 2012, San Mateo County is a non-attainment area for PM-2.5 A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact.

Source: Bay Area Air Quality Management District.

3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
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Discussion: Construction necessary to execute the driveway is temporary in nature and completely located on the subject property, thus limiting exposure to potential sensitive receptors. There are no identified sensitive receptors within 1,000 feet of the project area (e.g. schools, day care centers, nursing homes, etc.). There are no mapped State or Federal protected species located within the project area.

Source: Project Plans. Google Maps. California Natural Diversity Database.

3.e. Create objectionable odors affecting a significant number of people?				X
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Discussion: There are no elements of the project that are expected to emit odors, objectionable or otherwise.

Source: Project Plans.

3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		
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Discussion: Construction of the turnouts and turnaround will generate a temporary increase in dust, motor vehicle and diesel particulate matter in the area. This temporary increase is not expected to violate existing standards of on-site air quality given required vehicle emission standards required by the State of California for vehicle operations. To mitigate for the temporary increase in dust, Mitigation Measure 1, below, is recommended. Mitigation Measure 2 under Section 7.a, below is further recommended to minimize particulate matter and greenhouse gasses.

Source: Project Plans. Bay Area Air Quality Management. California Environmental Protection Agency Air Resources Board.

Mitigation Measure 1: The applicant shall implement the following dust control measures during

grading and construction activities:

- (1) Water all active construction and grading areas at least twice daily.
- (2) Cover all truck hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- (3) Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
- (4) Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
- (5) Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p>Discussion: There are no State or Federal mapped protected species located within the project area.</p> <p>Source: Project Plans. California Natural Diversity Database.</p>				
4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p>Discussion: There are no riparian habitats or other sensitive natural communities located within the project area.</p> <p>Source: Project Plans. San Mateo County General Plan.</p>				
4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct				X

removal, filling, hydrological interruption, or other means?				
<p>Discussion: There are no wetlands located within the project area.</p> <p>Source: Project Plans. Project Location.</p>				
4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p>Discussion: There are no known migratory wildlife corridors or nursery sites in the project area. The scope of the project is largely confined to areas that have been previously disturbed, is temporary in nature, and allows the majority of the parcel to remain undisturbed. Therefore, there is no expectation that the project as proposed poses any significant threat to native or migratory wildlife species.</p> <p>Source: Project Plans. Project Location.</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?			X	
<p>Discussion: The project involves the removal of eight (8) trees ranging in size from 8 inches to 26 inches in diameter in order to accommodate the driveway and fire truck turnaround required by the California Department of Forestry and Fire Protection. While the majority of the trees proposed for removal are madrone trees there is also one (1) conifer tree and one (1) redwood tree. While the trees are significant they do not qualify as Heritage Trees due to their size, species, and location. The County's Significant Tree Removal Ordinance defines significant trees as those that measure 12 inches in diameter when measured at 4.5 feet from the ground. The trees proposed for removal are located either directly in the proposed footprint of the driveway or immediately adjacent to it. Given the number of trees located throughout the parcel it would be difficult to design a driveway elsewhere to avoid tree removal. The proposed location of the driveway protects more significant redwood trees and attempts to minimize the overall tree removal associated with the project. Further, many of the madrones are in poor health as they are covered in ivy. In addition, the parcel is heavily wooded and the loss of the trees does not result in a visible change due to the distance from the scenic roadway.</p> <p>Source: Project Plans. Project Location. San Mateo County Significant Tree Removal Ordinance. San Mateo County Heritage Tree Removal Ordinance.</p>				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
<p>Discussion: There is no Habitat Conservation Plan, Natural Conservation Community Plan, or</p>				

other approved local, regional, or State habitat conservation plan that cover the project parcel. Source: Project Location. San Mateo County General Plan.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The project parcel is not located inside or within 200 feet of a marine or wildlife reserve. Source: Project Location. California Natural Diversity Database.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: The project parcel is not located in an area defined as such. Further, the proposed project does not result in the significant loss of mature trees given the heavily vegetated nature of the site. Source: Project Plans. Project Location.					

5. CULTURAL RESOURCES. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?		X		
Discussion: There are undated structures located on the property which have fallen into significant disrepair and are now uninhabitable. Given their condition, the buildings will likely be demolished. Considering the history of the subdivision which created these parcels and the age and density of development surrounding these structures, they are not believed to be historically significant. However, in the unexpected even that resources are found the following mitigation measure would reduce impacts to a less than significant level. Source: Project Location. San Mateo County General Plan. California State Parks Office of Historic Preservation. Mitigation Measure 2: In the event that archaeological features are encountered during project construction, all work at the immediate location of the find must temporarily stop until a qualified archaeologist can be consulted and provide recommendations regarding the find. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.					
5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		

Discussion: See discussion under Section 5.a., above.				
Source: Project Location. San Mateo County General Plan. California State Parks Office of Historic Preservation.				
5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X
Discussion: There are no mapped unique paleontological resources or geological features in this area. The project location consists of Tes (sedimentary rocks) which are commonly found within the County.				
Source: U.S. Geological Survey Geologic Map of the San Francisco Bay Region, 2006.				
5.d.	Disturb any human remains, including those interred outside of formal cemeteries?		X	
Discussion: There are no known human remains located on the site. However, in the unlikely even remains were encountered, the following mitigation measure is necessary.				
Source: Project Plans, Project Location.				
Mitigation Measure 3: In the event that human skeletal remains are encountered, all work at the immediate location of the find must temporarily stop. Public Resource Code 5097 and local Health and Safety codes establish a procedure for notifying the County Coroner's Office and possibly the State Native American heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.				

6. GEOLOGY AND SOILS. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a.	Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				

<p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault?</p> <p><i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i></p>				X
<p>Discussion: The project area is not located within a Seismic Hazard Act zone. Therefore, the site does not require the investigation mandated by the act.</p> <p>Source: State of California Department of Conservation.</p>				
<p>ii. Strong seismic ground shaking?</p>			X	
<p>Discussion: The project parcel is located within an area designated as susceptibility moderate to very strong for earthquake shaking. A soils report and a geotechnical investigation were submitted as part of the project's review and received conditional approval by the County's geotechnical section. The project will be subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and recommendations made by the applicant's engineer to ensure the health and safety of any occupants.</p> <p>Source: San Mateo County Earthquake Shaking Fault Maps (San Andreas Fault, Hayward Fault).</p>				
<p>iii. Seismic-related ground failure, including liquefaction and differential settling?</p>				X
<p>Discussion: The project parcel is located in an area identified as having very low probability for earthquake liquefaction. As stated previously the project will be completed in accordance with the California Building Code and per the recommendations of applicant's engineer.</p> <p>Source: U.S. Geological Survey Susceptibility Map of the San Francisco Bay Area (Map compiled from Knudsen and others, 2000, and Witter and others, 2005).</p>				
<p>iv. Landslides?</p>			X	
<p>Discussion: The project area consists of areas of Few Landslides. A soils report and a geotechnical investigation were submitted as part of the project's review and received conditional approval by the County's geotechnical section. The project will be subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and recommendations made by the applicant's engineer to ensure the health and safety of any occupants.</p> <p>Source: U.S. Geological Survey Summary Distribution of Slides and Earth Flows in San Mateo County, California, 1997.</p>				

<p>v. Coastal cliff/bluff instability or erosion?</p> <p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p>				X
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Discussion: The project parcel is not located in such an area.

Source: Project Location.

<p>6.b. Result in significant soil erosion or the loss of topsoil?</p>		X		
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Discussion: The proposed project results in only minor grading activities. The proposed site alterations are limited to 140 cubic yards of cut and fill in order to complete the driveway and emergency vehicle turnaround. While this disturbance is limited, the project could result in temporary erosion related impacts. Therefore, Staff has included the following mitigation measure;

Source: Project Plans.

Mitigation Measure 4: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval, an erosion and drainage control plan that 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 County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- (1) 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.
- (2) Minimize the area of bare soil exposed at one time (phased grading).
- (3) Clear only areas essential for project activities.
- (4) Within five days of clearing or inactivity, 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.
- (5) Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- (6) Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- (7) 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.

<p>(8) 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.</p> <p>(9) Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.</p> <p>(10) 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.</p> <p>(11) 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).</p> <p>(12) 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.</p> <p>(13) Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.</p> <p>(14) 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.</p>				
<p>6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?</p>			X	
<p>Discussion: The project site is not identified as containing a geological unit or soil that is presently unstable. However, compliance with Mitigation Measure 4 will ensure that the proposed site disturbance does not result in soil instability.</p> <p>Source: Project Plans. Project Location.</p>				
<p>6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?</p>				X
<p>Discussion: There are no known expansive soils on the project site. The areas surrounding the project parcel have existing development and the presence or issues regarding expansive soils have not been noted. Therefore, there is no expectation of encountering expansive soils which could result in a risk to life and/or property.</p> <p>Source: Project Plans. Project Location.</p>				

6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
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Discussion: The project area is not served by a municipal sewer provider and septic systems are the sole means for waste water disposal in this community. While the project does propose the installation of a septic system given their presence throughout the community there is no indication that the soils present on the project site would be incapable of supporting a septic system.

Source: Project location.

7. CLIMATE CHANGE. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		

Discussion: A minor temporary increase in greenhouse gasses may occur during the construction phase. Vehicles are subject to California Air Resources Board emission standards. Although the project scope is not likely to significantly generate greenhouse gases, the following mitigation measure is recommended.

Source: California Air Resources Board, San Mateo County Energy Efficiency Climate Action Plan.

Mitigation Measure 5: The applicant shall implement the following basic construction measures at all times:

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
<p>Discussion: The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan provided that the mitigation measure outlined in Section 7.a, above is implemented.</p> <p>Source: San Mateo County Energy Efficiency Climate Action Plan.</p>				
7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	
<p>Discussion: See discussion under 2.c., above.</p> <p>Source: Project Location.</p>				
7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p>Discussion: The project site is not located along a coastal cliff or bluff which would be at risk due to rising sea levels.</p> <p>Source: Project Location.</p>				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project parcel is located approximately 6.5 miles as the crow flies from the nearest ocean bluff. Considering sea level rise modeling/projections, distance, and terrain between the project site and the ocean, the property is not expected to be exposed to sea level rise related loss.</p> <p>Source: Project Location.</p>				
7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The project is not located in such an area. The project site is located within a Flood Zone X (Areas with minimal risk outside the 1-percent and .2-percent-annual-chance floodplains. No base flood elevations or base flood depths are shown within these zones.); Community Panel No. 06081C0290E, effective October 16, 2012.</p> <p>Source: Federal Emergency Management Agency.</p>				

7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
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Discussion: The project parcel is not located in such an area.

Source: Federal Emergency Management Agency.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a.				X

Discussion: No transport of hazardous materials is associated with this project.

Source: Project Plans.

8.b.				X
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Discussion: The use of hazardous materials is not proposed as part of the project.

Source: Project Plans.

8.c.				X
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Discussion: The emission of hazardous materials, substances, or waste are not proposed as part of the project.

Source: Project Plans.

8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p>Discussion: The project site is not located in an area identified as a hazardous materials site.</p> <p>Source: California Department of Toxic Substances Control.</p>				
8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not located in such an area.</p> <p>Source: Project Location.</p>				
8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not located in such an area.</p> <p>Source: Project Location.</p>				
8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: No. The proposed project is located completely on a privately owned parcel. The majority of the improvements are located within the parcel boundaries and there is no expected impact to any such emergency response or evacuation plan.</p> <p>Source: San Mateo County Office of Emergency Services.</p>				
8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
<p>Discussion: The project is located within a Moderate fire hazard severity zone. The project was reviewed by the San Mateo County Fire Authority (CAL-Fire) and received conditional approval of the project subject to site improvements which includes the construction of a fire truck turnaround.</p> <p>Source: CAL-Fire Fire Hazard Severity Zones Maps.</p>				

8.i.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The project parcel is not located in such an area.</p> <p>Source: Federal Emergency Management Agency Flood Insurance Rate Map 06081C0290E, Effective October 16, 2012.</p>					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The project parcel is not located in such an area.</p> <p>Source: Federal Emergency Management Agency Flood Insurance Rate Map 06081C0290E, Effective October 16, 2012.</p>					
8.k.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p>Discussion: The project parcel is located in a mountain range which does not have levees or dams in its vicinity with the potential to flood the property.</p> <p>Source: San Mateo County General Plan Hazards Map.</p>					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: The project parcel is not located in such an area.</p> <p>Source: San Mateo County General Plan Hazards Map.</p>					

9. HYDROLOGY AND WATER QUALITY. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding				X

substances, and trash))?				
<p>Discussion: No waste water discharge is expected with the proposed project.</p> <p>Source: Project Plans.</p>				
9.b.	Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X
<p>Discussion: The proposed project does not include any elements which are expected to consume or require water usage. There is no expectation that the driveway construction would result in depletion of the groundwater supplies or interfere with groundwater discharge.</p> <p>Source: Project Plans.</p>				
9.c.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?		X	
<p>Discussion: The proposed project includes measures to ensure that post-development run-off (peak flow) and velocity is less than or equal to pre-development levels in accordance with the San Mateo County Drainage policy. These measures have preliminarily been reviewed and have determined that the project will not significantly alter the existing drainage pattern of the site and will not significantly increase the rate or amount of surface runoff on or off the site.</p> <p>Source: Project Plans.</p>				
9.d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?		X	
<p>Discussion: See 9.c., above.</p> <p>Source: Project Plans.</p>				

9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?			X	
<p>Discussion: See 9.c., above.</p> <p>Source: Project Plans.</p>					
9.f.	Significantly degrade surface or ground-water water quality?				X
<p>Discussion: No degradation of surface or groundwater water quality is expected with the proposed project.</p> <p>Source: Project Plans.</p>					
9.g.	Result in increased impervious surfaces and associated increased runoff?			X	
<p>Discussion: See 9.c., above.</p> <p>Source: Project Plans.</p>					

10. LAND USE AND PLANNING. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a.	Physically divide an established community?				X
<p>Discussion: The project does not include a proposal to divide lands or include development that would result in the division of an established community.</p> <p>Source: Project Plans.</p>					
10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion: As mitigated and conditioned, the project is compliant with applicable land use regulations.</p> <p>Source: Project Plans. San Mateo County General Plan. San Mateo County Zoning Regulations.</p>					

10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p>Discussion: There is no known conservation plan that covers the project parcel.</p> <p>Source: San Mateo County General Plan.</p>				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
<p>Discussion: The proposed project does not propose a use that would result in the congregation of more than 50 people on a regular basis.</p> <p>Source: Project Plans.</p>				
10.e. Result in the introduction of activities not currently found within the community?				X
<p>Discussion: The proposed project does not introduce new activities which are not currently found within the community. The property and surrounding area are zoned for single-family residential development and driveways are found throughout the project area.</p> <p>Source: Project Plans. Project Location.</p>				
10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
<p>Discussion: The project proposes improvements to serve only the subject property. These improvements are largely located within the parcel boundaries of the subject property and do not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas.</p> <p>Source: Project Plans.</p>				
10.g. Create a significant new demand for housing?				X
<p>Discussion: The project proposes improvements to serve only the subject property and do not result in any development which would create a demand for housing.</p> <p>Source: Project Plans.</p>				

11. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p>Discussion: There are no known mineral resources in the project area.</p> <p>Source: California Department of Conservation. San Mateo County General Plan. Project Location.</p>				
11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>Discussion: There are no known mineral resources in the project area.</p> <p>Source: California Department of Conservation. San Mateo County General Plan. Project Location.</p>				

12. NOISE. Would the project result in:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
<p>Discussion: During project construction, excessive noise could be generated, particularly during grading and excavation activities. However, the project is subject to the County's Noise Ordinance which limits the days and hours of construction related activities. Once construction is complete, the project is not expected to generate significant amounts of noise.</p> <p>Source: Project Plans. San Mateo County Noise Ordinance.</p>				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
<p>Discussion: None proposed.</p>				

Source: Project Plans. Project Location.				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
Discussion: A temporary increase in ambient noise levels during the construction phase of the project is expected. However, due to the project scope, this is not expected to be significant or prolonged. Post construction, no additional ambient noise is expected. Source: Project Plans, San Mateo County Noise Ordinance.				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
Discussion: See 12.c., above. Source: Project Plans. San Mateo County Noise Ordinance.				
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project is not located in such an area. Source: Project Plans. Project Location.				
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project is not located in such an area. Source: Project Plans. Project Location.				

13. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
<p>Discussion: The proposed improvements are largely limited to the subject parcel's boundaries and are sufficient only to serve it. There is a small portion of the driveway</p> <p>Source: Project Plans.</p>				
13.b. Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: None proposed or expected.</p> <p>Source: Project Plans.</p>				

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: There are no anticipated impacts to public services as the project site was previously developed and is located in an area with existing adjacent development which is served by the public services described.

Source: Project Plans. Project Location.

15. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?			X	
<p>Discussion: All of the proposed improvements are to occur completely on the subject privately owned parcel. Given that the underlying zoning district is limited to single family residential development, there is no expected significant increase in the use of existing neighborhood or regional parks or other recreational facilities that would result in physical deterioration of any such facility as a result of completion of the project.</p> <p>Source: Project Plans. Project Location.</p>				
15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p>Discussion: No recreational facilities are proposed as part of this project.</p> <p>Source: Project Plans.</p>				

16. TRANSPORTATION/TRAFFIC. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to,				X

intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
<p>Discussion: As discussed previously, all of the site improvements are to occur completely on the subject privately owned parcel. These improvements provide compliant standard and emergency access to the site. The project does not involve a level of development that would adversely impact any plan, ordinance or policy which establishes measures of effectiveness for the performance of the circulation system.</p> <p>Source: Project Location.</p>				
16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
<p>Discussion: No. See discussion under 16.a., above.</p> <p>Source: Project Location.</p>				
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
<p>Discussion: The project does not include any element which would result in changes to air traffic patterns.</p> <p>Source: Project Plans.</p>				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p>Discussion: The proposed project does not include any incompatible uses or impacts related to a design feature.</p> <p>Source: Project Location.</p>				
16.e. Result in inadequate emergency access?				X
<p>Discussion: The proposed improvements will provide adequate emergency access. The proposed plans have been reviewed and conditionally approved by Cal-Fire.</p> <p>Source: Project Plans.</p>				

16.f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<p>Discussion: No impacts. See discussion under 16.a., above.</p> <p>Source: Project Location.</p>					
16.g.	Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p>Discussion: No. The proposed project site improvements do not introduce a use not currently found within the project area or result in changes outside of the parcel boundaries. There are no expectations of increases or changes to pedestrian patterns in the area.</p> <p>Source: Project Plans.</p>					
16.h.	Result in inadequate parking capacity?				X
<p>Discussion: No. The subject parcel is 32,500 sq. ft. total in size. The proposed project provides adequate and routine access to the parcel while maintaining the majority of the parcel available for development. Therefore, there is more than adequate area to provide compliant parking onsite.</p> <p>Source: Project Plans. Project Location.</p>					

17. TRIBAL CULTURAL RESOURCES. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
	i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X

Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).

Source: Project Location. State Parks. Office of Historic Preservation. Listed California Historical Resources. San Mateo County General Plan. Background, Historical and Archaeological Resources Appendices.

<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)</p>		X		
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Discussion: The project will result in no change to the use of the project area as a driveway provides only access to the previously developed parcel. Proposed improvements are confined to the immediate project area and include minor grading, the construction of retaining walls, removal of trees, and minor drainage improvements. A Sacred Lands file search of the project vicinity, conducted by the Native American Heritage Council (NAHC), resulted in no found records. Therefore, the project is not expected to cause a substantial adverse change to any potential tribal cultural resources.

The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, in following the NAHC's recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources:

Mitigation Measure 6: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 7: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 8: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: Project Plans. Project Location. California Assembly Bill 52.

18. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
18.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p>Discussion: While the State Water Resources Control Board does regulate wastewater discharges, they do not currently have adopted statewide regulations for on-site wastewater treatment systems (i.e. septic systems). Given the rural nature of the project site the subject parcel and surrounding community are not served by a municipal wastewater service provider. The site was previously developed but the structures have fallen in to disrepair and will be demolished as part of this project. Any future development would require that the applicant apply for the necessary permits for an onsite wastewater treatment system. Currently, onsite wastewater treatment systems are regulated by local agencies. Therefore, any proposal to install, repair, or expand a wastewater system would be subject to the review and approval by the County's Environmental Health Section.</p> <p>Source: Project Plans. Project Location. San Francisco Bay Regional Water Quality Control Board.</p>				
18.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<p>Discussion: See 18.a., above.</p> <p>Source: Project Plans. Project Location.</p>				
18.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
<p>Discussion: No construction of stormwater drainage facilities or expansion of existing facilities is necessary due to the minor nature of the proposed improvements. However, onsite drainage measures will be included to ensure that the site will continue to accommodate pre-construction flows. However, these measures are relatively minor in nature and will not result in significant environmental effects.</p> <p>Source: Project Plans.</p>				
18.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<p>Discussion: The project area is served by California Water Service Company and there is sufficient capacity to serve the project site.</p>				

Source: Project Location.				
Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: No impact. The project area is not served by a municipal wastewater treatment provider.				
Source: Project Plans. Project Location.				
18.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: There is a municipal trash collection agency which serves the subject area. Service from this provider is available to serve this property. There is no indication at this time that the landfill utilized by the agency has insufficient capacity to serve it.				
Source: Project Location.				
18.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: Given that the site had been previously developed with a residential use and that the surrounding area supports development there is no expectation that the use would result in waste production that would trigger non-compliance with Federal, State, and/or local statutes and regulations.				
Source: Project Plans. Project Location.				
18.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
Discussion: The road improvements do not require the use of energy once completed. Any future development would be subject to all applicable efficiency standards (i.e. Title-24, CAL-Green, etc.)				
Source: Project Plans. CA Building Code.				
18.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
Discussion: No. See discussion of utility usage in 18.a.-h., above.				
Source: Project Plans.				

19. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
19.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
<p>Discussion: No sensitive habitats are mapped in the project area. Minimal improvements are proposed as part of this project. Areas proposed for disturbance are limited and the majority of the parcel will remain in its current/natural state.</p> <p>Source: Project Plans.</p>				
19.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
<p>Discussion: The proposed improvements do not result in significant alterations to the property and maintain the majority of the parcel in its natural state. While mitigation measures have been included in the project these are to provide protections to ensure that the property's condition is maintained. There is not expectation that the project either contributes to or creates any cumulative impacts.</p> <p>Source: Project Plans. Project Location.</p>				
19.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?				X
<p>Discussion: See discussion of 8.a., and 8.b., above.</p> <p>Source: Project Plans.</p>				

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:		X	

MITIGATION MEASURES		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	
The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:		

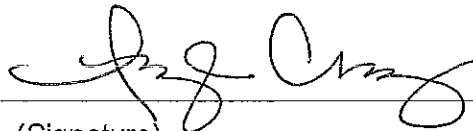
DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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



(Signature)

October 12, 2017

Date

Planner III

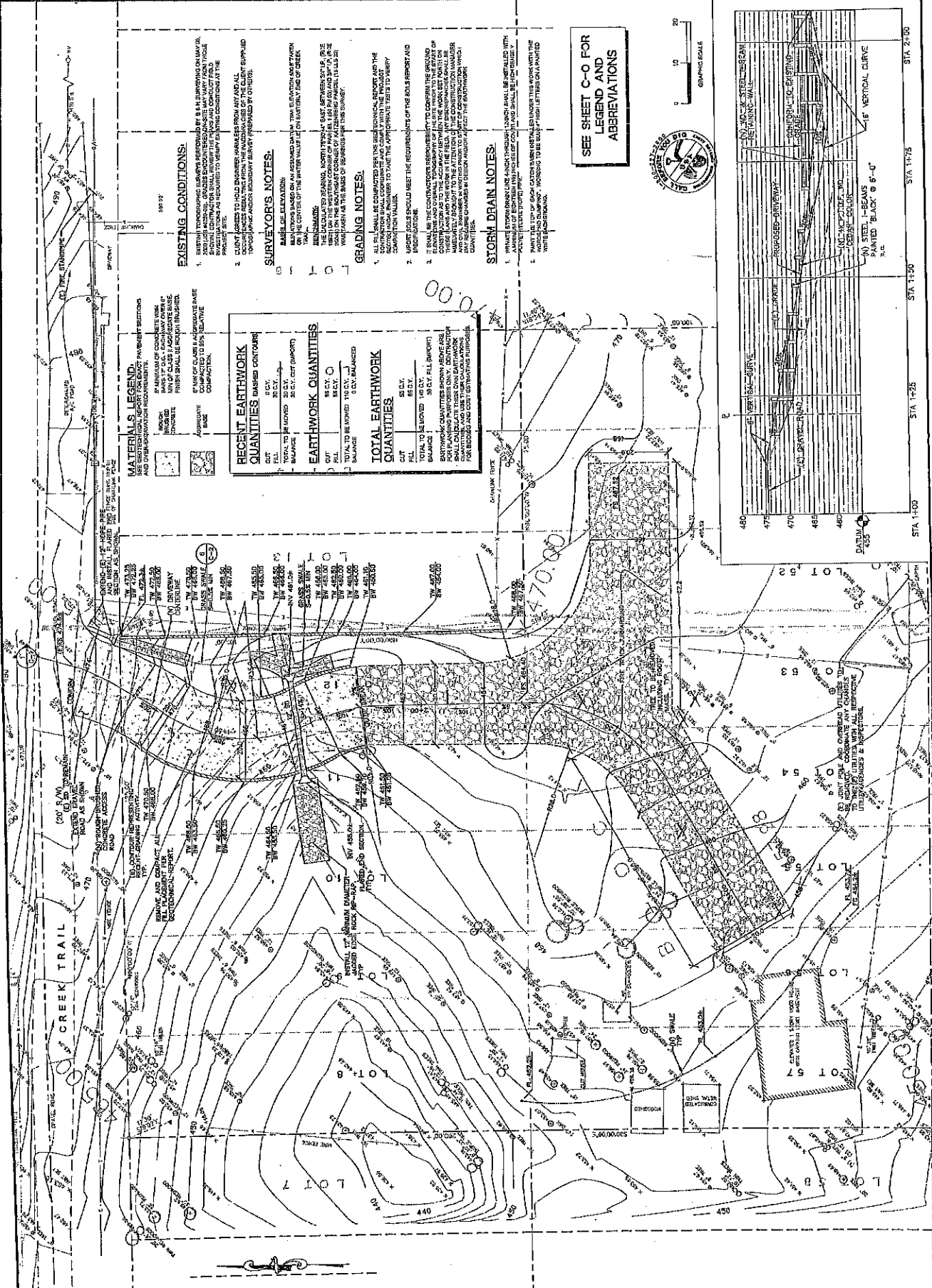
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MJS:ACC:aow – ACCBB0587_WAH.DOCX

REVISIONS	DATE	COUNTY COMMENTS
09/25/15	09/25/15	
01/26/16	01/26/16	
02/22/17	02/22/17	
05/22/17	05/22/17	



GRADING AND DRAINAGE PLAN / NOTES
 NEW ACCESS ROAD
 2ND CREEK TRAIL
 REDWOOD CITY (SMC), CA 94062



EXISTING CONDITIONS:

- EXISTING TOPOGRAPHICAL SURVEY PERFORMED BY B.M. SANDERSON ON 04/16/15. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CALIFORNIA SURVEYING ACT AND THE SURVEYING BOARD'S REGULATIONS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CALIFORNIA SURVEYING ACT AND THE SURVEYING BOARD'S REGULATIONS.
- CLIENT REQUESTED TO HOLD EXISTING MARKERS FROM ANY AND ALL SURVEYS PERFORMED WITHIN THE PROJECT AREA. THE CLIENT REQUESTED TO HOLD EXISTING MARKERS FROM ANY AND ALL SURVEYS PERFORMED WITHIN THE PROJECT AREA.

SURVEYOR'S NOTES:

- ALL DATA IS BASED ON THE SURVEY REPORT AND THE SURVEYOR'S FIELD NOTES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.
- THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES WITH THE SURVEY DATA.

GRADING NOTES:

- ALL GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOIL REPORT AND THE LOCAL REGULATIONS. THE GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOIL REPORT AND THE LOCAL REGULATIONS.
- THE GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOIL REPORT AND THE LOCAL REGULATIONS. THE GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOIL REPORT AND THE LOCAL REGULATIONS.

STORM DRAIN NOTES:

- PRIVATE STORM DRAIN LINE UNDER THE PROPOSED DRIVEWAY SHALL BE INSTALLED WITH A 12" DIA. 15' MANHOLE AT THE DRIVEWAY AND A 12" DIA. 15' MANHOLE AT THE PROPERTY LINE.
- THE TOP OF EACH CATCH BASIN SHALL BE INSTALLED UNDER THIS DRIVEWAY WITH THE FINISH GRADE. WORKING TO BE DONE WITH 18" LETTERS ON A PARTED VERTICAL CURVE.

MATERIALS LEGEND:

- CONCRETE: 4" MIN. THICKNESS, 1500 PSI, 10% FIBER, TYPE II, WITH 1/2" DIA. REINFORCING BARS.
- ASPHALT: 4" MIN. THICKNESS, TYPE II, WITH 1/2" DIA. REINFORCING BARS.
- GRAVEL: 1/2" DIA. MAXIMUM SIZE, 10% FINE PASSING NO. 200 SIEVE.
- SOIL: 10% FINE PASSING NO. 200 SIEVE.

SEE SHEET C-0 FOR LEGEND AND ABBREVIATIONS

