

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

DATE: February 14, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Resource Management District Permit and a Grading Permit to construct an addition to an existing single-family residence. The parcel is located at 16411 Skyline Boulevard in the unincorporated Woodside area of San Mateo County.

County File Number: PLN 2017-00111 (Artim)

PROPOSAL

The applicant proposes to construct a 1,564 sq. ft., two-story addition with a 168 sq. ft. deck, along with an attached garage and utility room, to an existing 1,857 sq. ft. single-family residence. As part of the construction of the garage and driveway to access the residence, a new 10-foot retaining wall is also proposed. The project includes 128 cubic yards of cut and 145.3 cubic yards of fill. An existing gravel fire truck turnaround, approximately 100 feet south of the proposed addition and adjacent to the existing access road, will be improved to meet Cal-Fire standards. The residence is served by a septic system which will be upgraded as part of this project (e.g., installation of expansion leach lines). A total of seven (7) trees are proposed for removal; two (24-inch and 22-inch diameter) redwood trees, four (two 14-inch and two 24-inch diameter) oak trees adjacent to the construction area, and one 14-inch diameter Douglas Fir tree, within the building footprint. The parcel is located within the Skyline State Scenic Corridor, however, the project is not visible from Skyline Boulevard.

RECOMMENDATION

That the Planning Commission approve the Resource Management District and Grading permits, County File PLN 2017-00111, by making the required findings and adopting the conditions of approval as listed in Attachment A.

SUMMARY

The proposed addition and attached garage will be located adjacent to the existing single-family residence. The existing driveway will be expanded to provide regular and emergency vehicle access to the site. 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. The proposed project scope and location also allow for the majority of the parcel to remain undisturbed in its natural state, which is consistent with the goals of the State of California Scenic Highways program and General Plan policies.

The project is further consistent with the development standards detailed in the Resource Management District. This includes compliance with minimum setbacks and maximum height. The project is exempt from Architectural Review for the Skyline State Scenic Corridor because the proposed addition will not be visible from the scenic roadway due to topography, distance, and existing vegetation. Furthermore, the project utilizes colors and materials that blend with the natural environment and with existing structures. The project complies with the County's Grading Ordinance as the project, as conditioned, will not have an adverse environmental impact and conforms to the County's General Plan. The project is conditioned to require an erosion and sediment control plan and a revegetation plan as part of the building permit submittal for review and approval by the Planning Department.

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

DATE: February 14, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Resource Management District Permit, pursuant to Section 6310 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9280 of the County Ordinance Code, to construct an addition to an existing single-family residence. The parcel is located at 16411 Skyline Boulevard in the unincorporated Woodside area of San Mateo County.

County File Number: PLN 2017-00111 (Artim)

PROPOSAL

The applicant proposes to construct a 1,564 sq. ft., two-story addition with a 168 sq. ft. deck, along with an attached garage and utility room, to an existing 1,857 sq. ft. single-family residence. As part of the construction of the new garage and reconfigured driveway, a new 10-foot retaining wall is also proposed. The project includes 128 cubic yards of cut and 145.3 cubic yards of fill. An existing gravel fire truck turnaround along the existing driveway, approximately 100 feet south of the proposed addition and adjacent to the existing access road, will be improved to meet Cal-Fire standards. The residence is served by a septic system which will be upgraded as part of this project (through the installation of expansion leach lines). A total of seven (7) trees are proposed for removal; two (24-inch and 22-inch diameter) redwood trees, four (two 14-inch and two 24-inch diameter) oak trees adjacent to the construction area, and one 14-inch diameter Douglas Fir tree that lies within the proposed building footprint. The parcel is located within the Skyline State Scenic Corridor, however, the project is not visible from Skyline Boulevard.

RECOMMENDATION

That the Planning Commission approve the Resource Management District Permit and Grading Permit, County File PLN 2017-00111, by making the required findings and adopting the conditions of approval as listed in Attachment A.

BACKGROUND

Report Prepared By: Bryan Albini, Project Planner, Telephone 650/363-1807

Applicant: Stephen Artim

Owner: Stephen Artim

Location: 16411 Skyline Boulevard, Unincorporated Woodside

APN: 072-332-080

Size: 4.59-acre parcel

Existing Zoning: RM (Resource Management District)

General Plan Designation: Open Space Rural

Parcel Legality: The subject parcel was one of four parcels created through subdivision, Volume 16; Page 45. Recorded on June 9, 1972.

Existing Land Use: Improved with a Single-Family Residence

Water Supply: Municipal service is provided by California Water Service Company and a domestic well.

Sewage Disposal: The site, currently, is improved with an on-site septic system serving the existing single-family residence. The County's Environmental Health Division has preliminarily reviewed the project plans and provided a conditional approval.

Flood Zone: The project site is located in Flood Zone X as defined by FEMA (Community Panel Number 06081C0294E, dated October 16, 2012), which is an area with minimal potential for flooding.

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act; minor alteration of existing private structures of less than 10,000 square feet where all public services and facilities are available and where not located in an environmentally sensitive area.

Setting: The project site is accessed via an existing driveway from Skyline Boulevard. The project site is located approximately 0.7 miles from the intersection of Morse Road and Skyline Boulevard. The subject parcel is currently developed with a 1,857 sq. ft. single-family residence. The general project area is wooded with low density single-family residential development found throughout. The greater project area consists of open space areas such as the La Honda Creek Open Space Preserve.

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:

Vegetative, Water, Fish, and Wildlife Resources Policies

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish, and Wildlife Resources*) discusses regulating development land uses and activities to prevent and, if infeasible, mitigate to the extent possible, significant adverse impacts on vegetative, water, fish, and wildlife resources. The project area is not located in a mapped sensitive area according to the California Natural Diversity Database. Anderson's manzanita is mapped along Skyline Boulevard, however, the area of disturbance for the project is not located near the mapped area. Vegetation removal proposed to accommodate the pier foundation addition, driveway, turnaround, and septic upgrade will be replaced as part of a revegetation plan, which staff has added as a condition of approval. Revegetation for disturbed soils and tree removal will be replaced with native non-invasive plant species compatible with the surrounding vegetation. Significant trees not proposed for removal will be protected during the course of construction. No watercourses are present on the parcel.

Soil Resources Policies

Policy 2.17 (*Minimize Soil Erosion and Sedimentation*) calls for the regulation of development to minimize soil erosion and sedimentation. The project proposes to utilize the existing driveway for staging throughout construction, which minimizes both the overall site disturbance and grading necessary to complete the project. The proposed addition will step down from the existing residence following the topography within the building site area in order to minimize total earthwork. The proposed grading for the addition and garage involves less than one (0.12) cubic yard of cut and 140.58 cubic yards of fill, while the fire access turnaround will involve 127.86 cubic yards of cut and 4.55 cubic yards of fill. An erosion and sediment control plan has been submitted and identifies fiber rolls and a stabilized construction entrance as necessary measures. Staff has included conditions of approval requiring submission of the erosion and sediment control plan, along with a dust control plan, during the building permit stage and implementation of the recommended measures prior to the start of construction.

Visual Quality Policies

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 Skyline Boulevard by the existing mature vegetation, varied topography in the area throughout the corridor, and sight distance to the road. Given the existing site conditions and the existing residence's proximity to the road (approximately 274 feet), the two-story addition and attached garage will not be visible from Skyline Boulevard. Further, the structure will utilize natural materials and colors which aid in blending it with the natural environment and minimizing any impacts to existing visual resources. A condition is included requiring color and material samples for review and approval by the Planning and Building Department and verification of the approved colors and materials prior to the final building permit inspection.

Policy 4.25 (*Location of Structures*) and Policy 4.25 (*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. These policies also call for the 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 existing driveway will continue to be utilized and the addition and attached garage will occupy an already disturbed area adjacent to the existing residence. Therefore, the proposed site disturbance is limited to areas immediately adjacent to previously disturbed and/or developed areas. The grading for the addition and garage foundation has been designed to conform to the topography of the site and results in relatively minor changes; minor earthwork is proposed to provide a level fire truck turnaround. The proposed colors and materials for the structure further aid in minimizing the impact of glare by utilizing natural colors and materials which match the existing residence, and blend with the surrounding environment.

Rural Land Use Policies

Policy 9.23 (*Land Use Compatibility in Rural Lands*) encourages compatibility of land uses in order to promote the health, safety, and economy, and to maintain the scenic and harmonious nature of the rural lands. The existing residential land use is an allowed permitted use within the Resource Management District zoning, and the addition will continue the existing residential use. Minimal vegetation removal and natural colors and materials will maintain the scenic and harmonious nature of the rural

surroundings. The required subsequent building permit will ensure the health and safety of the residents and development.

Rural Water Supplies

Policy 10.15 (*Water Suppliers in Rural Areas*) encourages the consideration of appropriate methods of water supply in rural areas to be local water systems or a domestic well. The project parcel is served by both a local water service provider (California Water Service - Bear Gulch) and a certified domestic well. While the water service connection is the primary source for the existing and proposed development, the domestic well serves as an emergency backup.

Wastewater in Rural Areas

Policy 11.10 (*Wastewater Management in Rural Areas*) emphasizes the planning for adequate sewerage collection and treatment capacity for unincorporated rural areas. The existing residence, built in 1989, has a septic system and leach field installed. Additional expansion lines to the leach field were included on the plans when the house was originally constructed to address any future construction. The addition to the residence will require the anticipated leach field expansion lines to be installed to Environmental Health standards.

2. Conformance with the Zoning Regulations

a. Resource Management District Zoning Requirements

As shown in the table below, the proposed addition and attached garage comply with the Resource Management District (RM) Zoning Regulations:

	Development Standards	Proposed
Minimum Lot Size	5 acres	5 acres
Minimum Front Setback	100 feet*	274 feet
Minimum Side Setbacks	20 feet	118 feet (right side) 387 feet (left side)
Minimum Rear Setback	20 feet	25 feet
Maximum Building Height	36 feet	30.27 feet
*The Standards for Architectural and Site Control within the Skyline State Scenic Corridor require a 100-ft. building setback from Skyline Boulevard.		

The project is also compliant with the parking requirements for a single-family residence. Currently, the residence does not have the

required two-car covered parking, and this proposal will remedy the non-conforming situation by providing a compliant two-car garage.

b. Resource Management (RM) District Development Review Criteria

Pursuant to Section 6313 and Section 6324 of the Zoning Regulations, all development proposed for parcels which are zoned RM is further subject to the Development Review Criteria found in Chapter 20A.2 of the Zoning Regulations. Compliance with the applicable criteria is discussed below:

(1) Environmental Quality Criteria

The proposed project adheres to the standards set by Section 6313, as it is designed and located to reduce impacts to the environment. The proposed development is located on previously disturbed land adjacent to the existing residence. While the project parcel is located in a rural area, the area is improved with infrastructure capable to serve both the existing and proposed development. The project is also in compliance with the environmental quality criteria as the proposed residential use does not introduce significant amounts of air pollution, noxious odors, pesticides, or other chemicals.

(2) Site Design Criteria

This section addresses site design criteria as well as primary scenic resource area goals. The project is compliant with these criteria as the proposed development has been located, sited, and designed so that it fits the existing environment, thus resulting in minimal grading and site disturbance. This also ensures that the stability of the soils is preserved. The proposed and existing development will utilize natural colors to match the existing structure, blending with the surrounding natural vegetation. The proposed addition to the existing single-family residence will match the existing exterior stucco finishes and composite shingle roof. While the project site is located within the Skyline State Scenic Corridor, the residence and turnaround are buffered from views due to distance, topography, existing trees, and vegetation.

(3) Utilities

In regard to the provision of utilities, the subject project has been reviewed by the County's Environmental Health Division. The site is currently improved with one septic tank and leachfield

serving the existing residence. Expansion leach lines will ensure that the addition is adequately served.

The area in which the property is located is served by California Water Service Company, a local municipal water provider. A project referral was sent to them but no comments were received. However, given that there is no net increase in the number of units being served by this connection; there is no indication that service could not be continued as a result of the addition.

(4) Water Resources Criteria

The project, as designed, involves cut and fill in order to install the necessary driveway improvements and to prepare the site for the addition and attached garage. By improving the existing driveway and utilizing Best Management Practices for grading activities, as conditioned, the expected impact to the natural runoff of water on the property is consistent with requirements that seek to maintain surface water runoff at their current levels. The project also maintains almost all of the existing significant vegetation, which in accordance with the Skyline Area Goals, does not require that significant irrigation be installed in order to support replanting or future landscaping. In order to further protect water resources in the area during the project's construction phase, the applicant is required to install and maintain active sediment and erosion control measures to prevent any surface water runoff.

(5) Cultural Resources Criteria

These criteria require the preservation of archaeological and/or paleontological resources. There is no indication that such resources are present within the area proposed for disturbance. However, given that previously unidentified resources could be discovered during construction activities, staff has included a condition of approval requiring notes on the plans which detail the requirements of the project applicant in the event that such resources are discovered.

(6) Hazards to Public Safety

There are no identified hazards located in the immediate vicinity of the project. However, the applicant is required to comply with all building and fire code requirements to ensure health and

safety of the future occupants. These requirements have been included as conditions of approval in Attachment A.

(7) Primary Scenic Resource Areas Criteria

The criteria of this section specifically apply to properties located within scenic corridors and other primary scenic resource areas. As mentioned previously, this parcel is located within the Skyline State Scenic Corridor and therefore is subject to review under this section. The project was found to be compliant with these criteria as the addition and attached garage to the single-family residence are adjacent to existing legal development and road improvements. In utilizing the existing driveway location for the area to be improved, the amount of overall disturbance and earthwork is limited. This also ensures that the project will not be visible from public roadways. The project minimizes removal of natural and significant vegetation to that required for construction, and utilizes muted colors (earth toned brown) and materials (stucco finish) to blend with the surrounding environment. In accordance with the criteria of this section, the project has been designed to respect the natural environment while utilizing the existing landscape to provide a visual buffer from the adjacent scenic roadways.

3. Conformance with the Architectural Review Exemption

Staff has reviewed the project and found it to be exempt from the applicable sections of the State of California Streets and Highways Code as it pertains to the Skyline State Scenic Corridor and Architectural Review. As discussed previously, the subject parcel is developed and is served by existing infrastructure. The project scope is limited to areas immediately surrounding the existing development, located to the rear of the parcel, and will not be visible from the roadway of Skyline Boulevard. The two-story addition and attached garage are sited so that distance, topography, and existing vegetation provide a visual buffer from public viewpoints. The existing and proposed structures utilize natural materials and colors (as indicated above) which aid in blending in with the surrounding environment. The project also will conform to the existing topography and has placed utilities underground. Overall, the project has been designed and sited to be subordinate and complementary to the site.

4. Conformance with the Grading Ordinance

The applicant has submitted a Geotechnical Investigation, prepared by Dees and Associates, Inc., for the project and has found the project feasible subject to the recommendations in their report. The report, which includes

analysis of soil borings, determined that there is a very low potential for liquefaction to affect the residence as well as a low potential for landslides. Seismic safety will be ensured through the review and issuance of the required building permit subject to the applicable California Building Code requirements. Minimal grading and vegetation removal are proposed and are consistent with the intent of the Grading Ordinance.

The following findings must be made by the Planning Commission pursuant to Section 9280 of the Grading Ordinance:

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

The project will have a less than significant impact on the environment. The project, as proposed and conditioned, limits the area of disturbance to previously developed or immediately adjacent to developed areas. No mapped sensitive habitats are located within the project area and the grading proposed is the minimum necessary to construct the addition and improve the existing fire truck turnaround. Minimal vegetation removal is proposed and staff has conditioned the project to require a revegetation plan and erosion and sediment control plan upon building permit submittal to further minimize potential significant adverse effects on the environment.

b. That the project conforms to the criteria of this chapter (Grading Ordinance Section 9280), including the standards referenced in Section 9296 and that the project is consistent with the General Plan.

The project, as proposed, conforms to the criteria for review contained in the Grading Ordinance. Namely, an erosion and sediment control plan and geotechnical report were submitted and conditions have been placed on the project for fire safety and grading moratoriums. As discussed in previous sections, the proposed grading and site impacts associated with this project are consistent with the County's 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 grading will minimize potential impacts to open space resource lands as the development is clustered within previously disturbed areas. Furthermore, the location avoids any sensitive habitat and does not involve the removal of significant vegetation.

B. ENVIRONMENTAL REVIEW

This project is exempt pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act; minor alteration of existing private structures of less than 10,000 square feet where all public services and facilities are available and where they are not located in an environmentally sensitive area.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Environmental Health Division
Geotechnical Section
Cal-Fire
California Water Service Company

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plan
- D. Elevations
- E. Site Section Elevations
- F. Floor Plans

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2017-00111 Hearing Date: February 14, 2018

Prepared By: Bryan Albini
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding Environmental Review, Find:

1. That this project is exempt pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act; minor alteration of existing private structures of less than 10,000 square feet where all public services and facilities are available and where they are not located in an environmentally sensitive area.

Regarding the Resource Management District Permit, Find:

2. That the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Zoning Regulations. The project complies with Section 6324.1 and Section 6324.4 which, respectively, address the potential for environmental impacts and water resources, as the project will not introduce noxious odors, chemical agents, or long-term increases in noise levels. The project also complies with Sections 6324.2 through 6325.1, which address site design criteria, utilities, cultural resources, hazards, and primary scenic resource areas, as the project is not located near any sensitive habitats or waterways. The project, as designed and conditioned, preserves the majority of mature trees and dominant vegetation. While the project is located within the scenic corridor, its design, existing topography, and vegetation ensure that the no impacts from scenic public viewpoints will occur.

Regarding the Grading Permit, Find:

3. That the granting of the permit, as conditioned, will not have a significant adverse effect on the environment. As discussed in this staff report, the project is not located within a sensitive habitat area, is conditioned to require an erosion and sediment control plan, and will minimize vegetation removal.

4. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance, including the standards referenced in Section 9296, and is consistent with the General Plan. As discussed in this staff report, the proposed grading and site impacts associated with this project are consistent with the County's 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 Grading Ordinance that calls for the minimization of alterations to topography, and the preservation of trees and vegetation.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on February 14, 2018. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for two (2) years from the date of approval, in which time a building permit shall be issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. No grading shall be allowed during the winter season (October 1 to April 30) or during any rain event to avoid potential increased soil erosion unless prior written request by the applicant is submitted to the Community Development Director in the form of a completed Application for an Exception to the Winter Grading Moratorium, and approval is granted by the Community Development Director.
4. The site is considered a Construction Stormwater Regulated site. Any grading 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, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.
5. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "Hard Card" with all necessary information filled out and signatures obtained) by the Current Planning Section and the building permits shall be issued at the same time. No grading activities shall commence until all permits have been issued.
6. The applicant is required to replace any vegetation removed during construction, including ground cover. The applicant shall include a revegetation plan as part of the building permit submittal for review and approval by the Planning and Building

Department. Vegetation for stabilization of all graded and disturbed areas or for replacement of existing vegetation shall be selected and located to be compatible with surrounding vegetation, recognizing climate, soil and ecological characteristics of the region. All vegetation shall consist of native non-invasive plant species. Compliance with this condition shall be confirmed prior to the building permit's final inspection approval.

7. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Code 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.
8. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
9. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer, and must be reviewed and approved by the Department of Public Works and the Current Planning Section.
10. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
11. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
 - a. The Geotechnical Consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.
 - b. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Ordinance to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

12. Prior to the beginning of any construction, 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 construction.
 - d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
 - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to 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. 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.
13. The applicant shall submit a dust control plan to the Planning and Building Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:
- a. Water all active construction areas at least twice daily, as needed.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.
 - d. Apply water three times daily as needed, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
 - e. Sweep daily (preferably with water sweepers) all paved access roads, parking, and staging areas at construction sites.
 - f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

- h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - j. Replant vegetation in disturbed areas as quickly as possible.
14. 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 the 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.
15. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
16. Prior to the issuance of a building permit, the applicant shall submit color and materials samples for review and approval by the Community Development Director.
17. Prior to scheduling a final inspection, color verification shall occur in the field after the applicant has applied the approved materials and colors.
18. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
19. Prior to building permit issuance, the applicant shall incorporate a note on the first page of the construction plans that, should cultural resources be encountered during site grading or other site work, such work shall immediately be halted in the

area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of any Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval by the Current Planning Section.

Building Inspection Section

20. The applicant shall submit for a building permit prior to any grading or construction.
21. The project shall be designed and constructed according to the current California Building Standards Code as amended by the County of San Mateo.

Environmental Health Division

22. The applicant is required to provide a detailed topo that exceeds beyond the existing septic system (OWTS) and reserve area identifying slopes on all relevant plan sheets (ie. civil, septic, site plan) meeting required setbacks to 50% slopes.
23. All proposed drainage (i.e. piping, bioretention basin, dissipater, etc.) shall meet all required setbacks.
24. In addition, the applicant will need to demonstrate the existing septic system (OWTS) meets the current County OWTS Ordinance and Onsite Systems Manual (OSM) to serve the proposed bedroom addition. The OWTS will need to be staked out by a qualified septic professional to verify trench lengths, depths (excavation at end of trench), and depth to groundwater with an Environmental Health staff.

Geotechnical Section

25. A geotechnical report shall be submitted to the Planning and Building Department at the time of building permit application.

Department of Public Works

26. Prior to the issuance of the building permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage

analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow, with storm drain pipe sizes and slopes shown. 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.

27. Show disturbed area limits and areas of regrading. Per plan notes, indicate hydroseed/mulch over these areas.
28. Maintain 10foot separation between sanitary sewer system and storm drain system.
29. Prior to the issuance of the building permit, the applicant will be required to pay roadway mitigation fees based on the square footage (assessable space) of the proposed addition consistent with Ordinance #3277.

Cal-Fire

30. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and the weight it will support.
31. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.

32. A fire flow of 1,000 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on-site.
33. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrestor of a mesh with an opening no larger than 1/2-inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
34. A Wet Draft Hydrant with a 4 1/2" National Hose Thread outlet with a valve shall be mounted 30 to 36 inches above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building nor more than 150 feet from the main residence or building.
35. All roof assemblies in Very High Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and the current California Building and Residential Codes.
36. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
37. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be installed for your project addition. Plans shall be submitted to the San Mateo County Building Division for review and approval by the authority having jurisdiction. A statement that the building addition will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
38. The water storage tank(s) shall be located so as to provide gravity flow to a standpipe/hydrant. Plans and specifications shall be submitted to the San Mateo County Building Division for review and approval by the fire agency having jurisdiction.

39. A Site Plan showing all required components of the water system is required to be submitted with the building plans to the San Mateo County Building Division for review and approval by the authority having jurisdiction for verification and approval. Plans shall show the location, elevation, and size of required water storage tanks, the associated piping layout from the tank(s) to the structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipe/joints/valves/valve indicators, thrust block calculations/joint restraint, the location of the standpipe/hydrant, and the location of any required pumps and their sizes and specifications.
40. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or CBC Chapter 7A requirements.
41. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hour notice to the Fire Department at 650/573-3846.

BRA:jlh – BRACC0004_WJU.DOCX



0.04 0 0.02 0.04 Miles

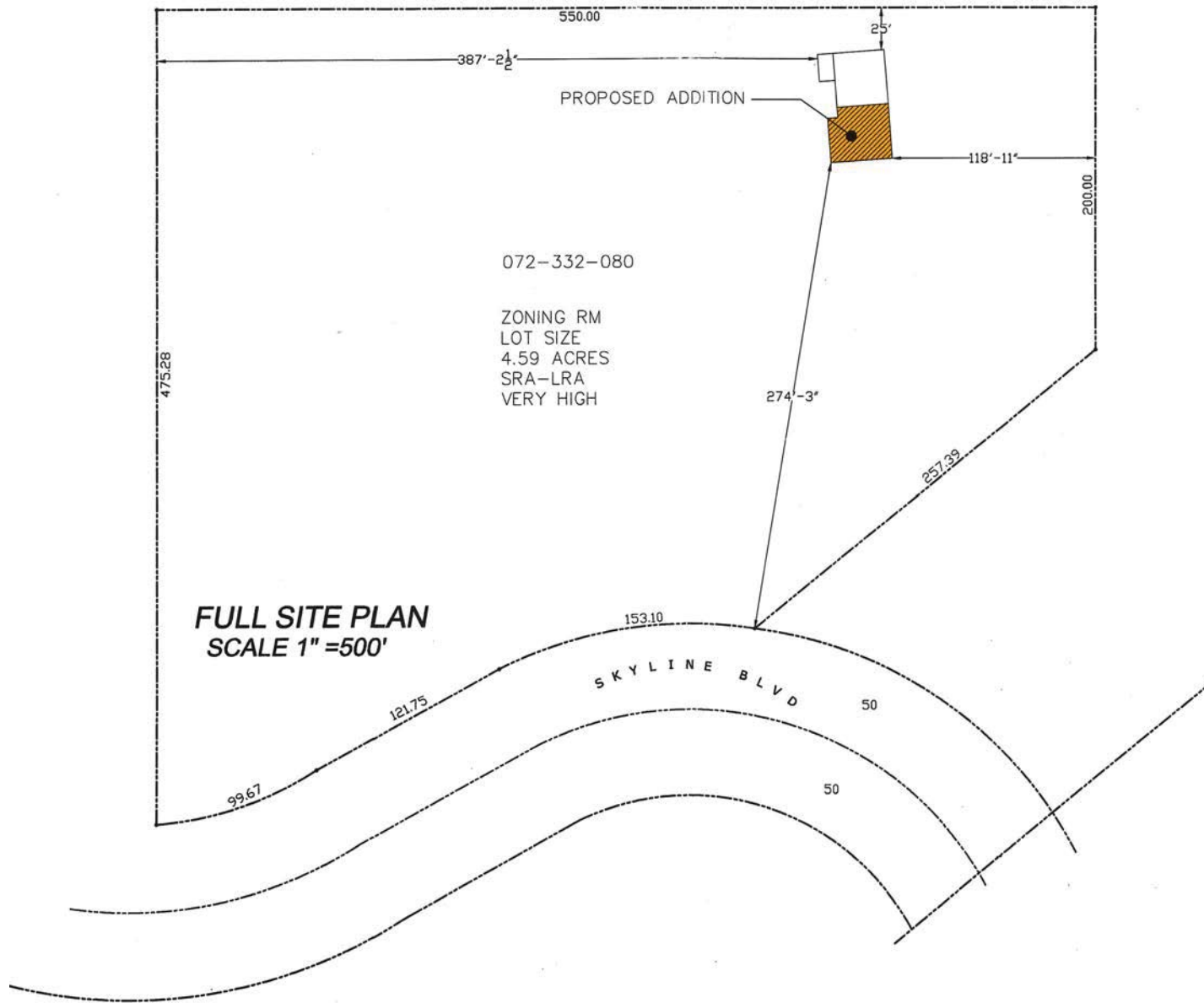
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© Latitude Geographics Group Ltd.

San Mateo County Planning Commission Meeting

Owner/Applicant: ARTIM

Attachment: B

File Numbers: PLN2017-00111

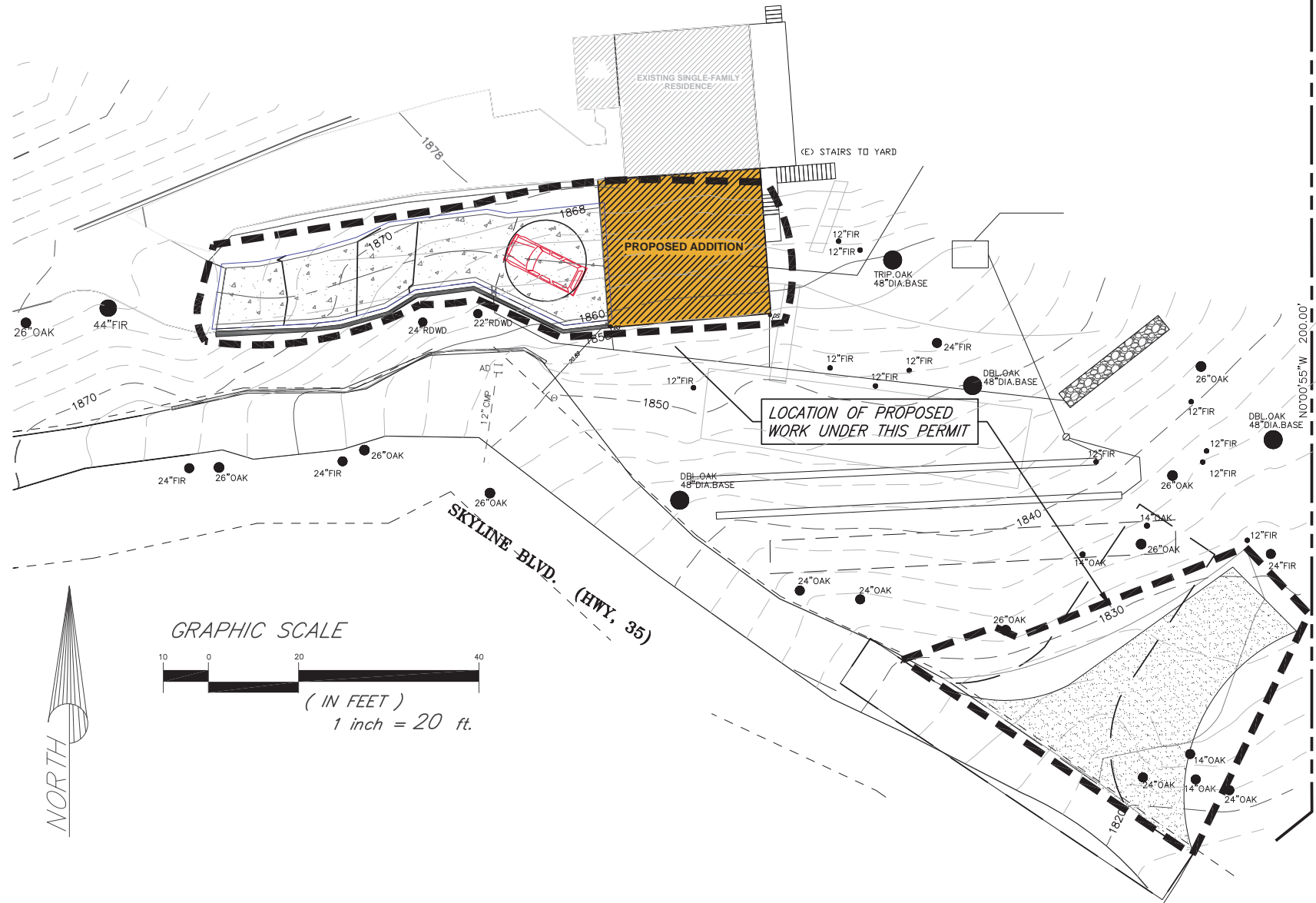


San Mateo County Planning Commission Meeting

Owner/Applicant: ARTIM

Attachment: C

File Numbers: PLN2017-00111



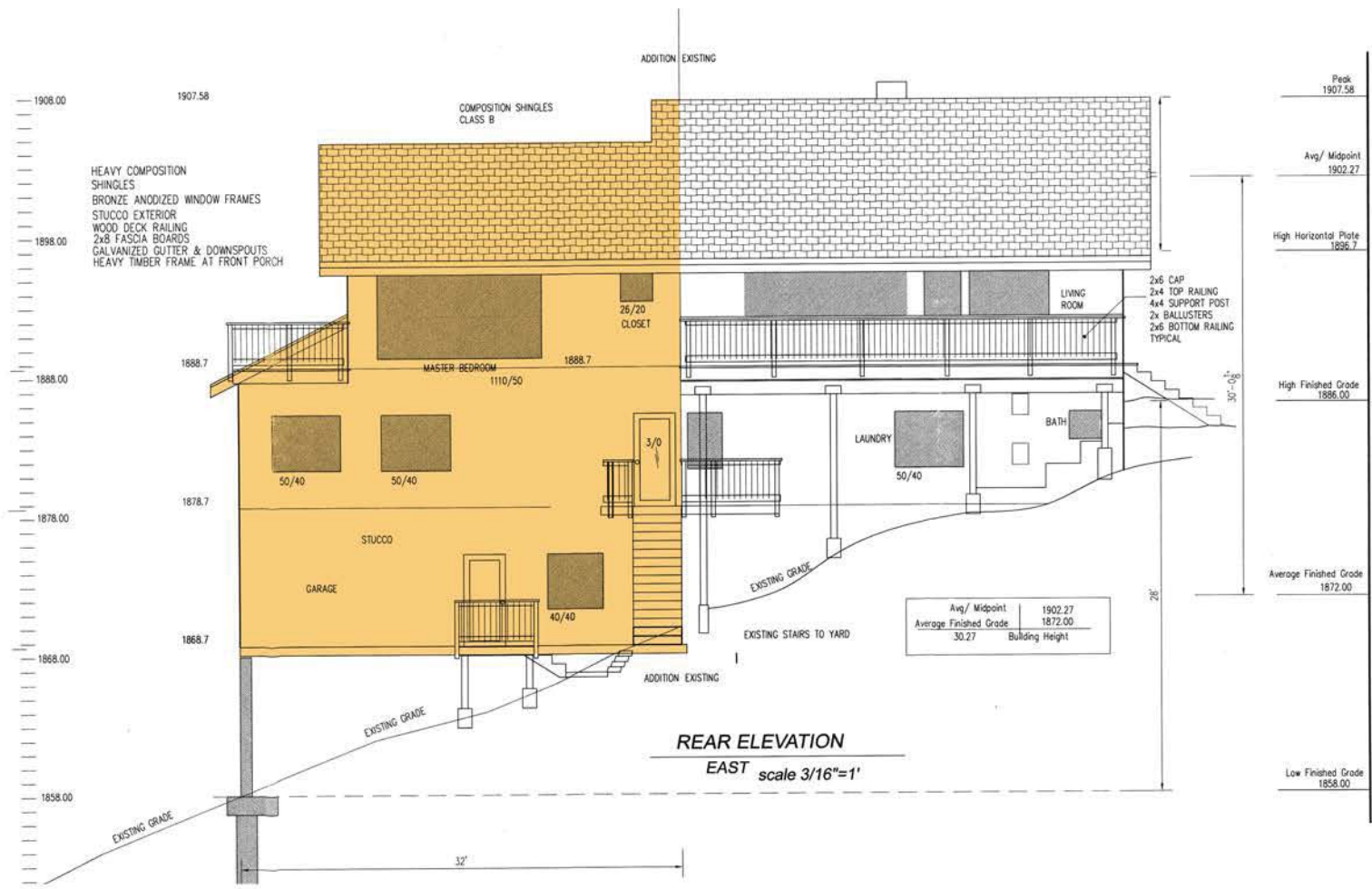
San Mateo County Planning Commission Meeting

Owner/Applicant: ARTIM

Attachment: C

File Numbers: PLN2017-00111

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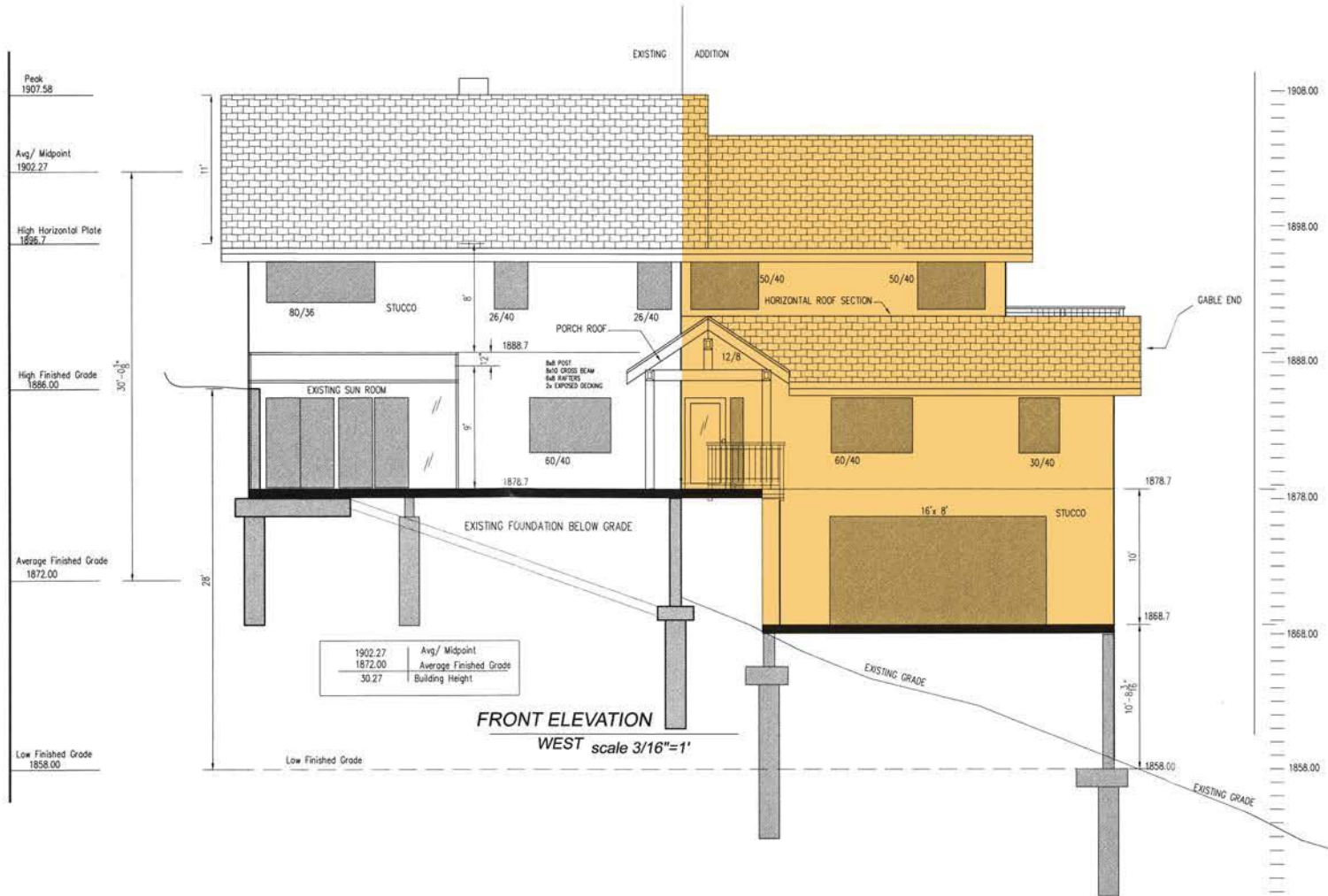
ELEVATION PLAN

San Mateo County Planning Commission Meeting

Owner/Applicant: ARTIM

Attachment: D

File Numbers: PLN2017-00111



FRONT ELEVATION
WEST scale 3/16"=1'

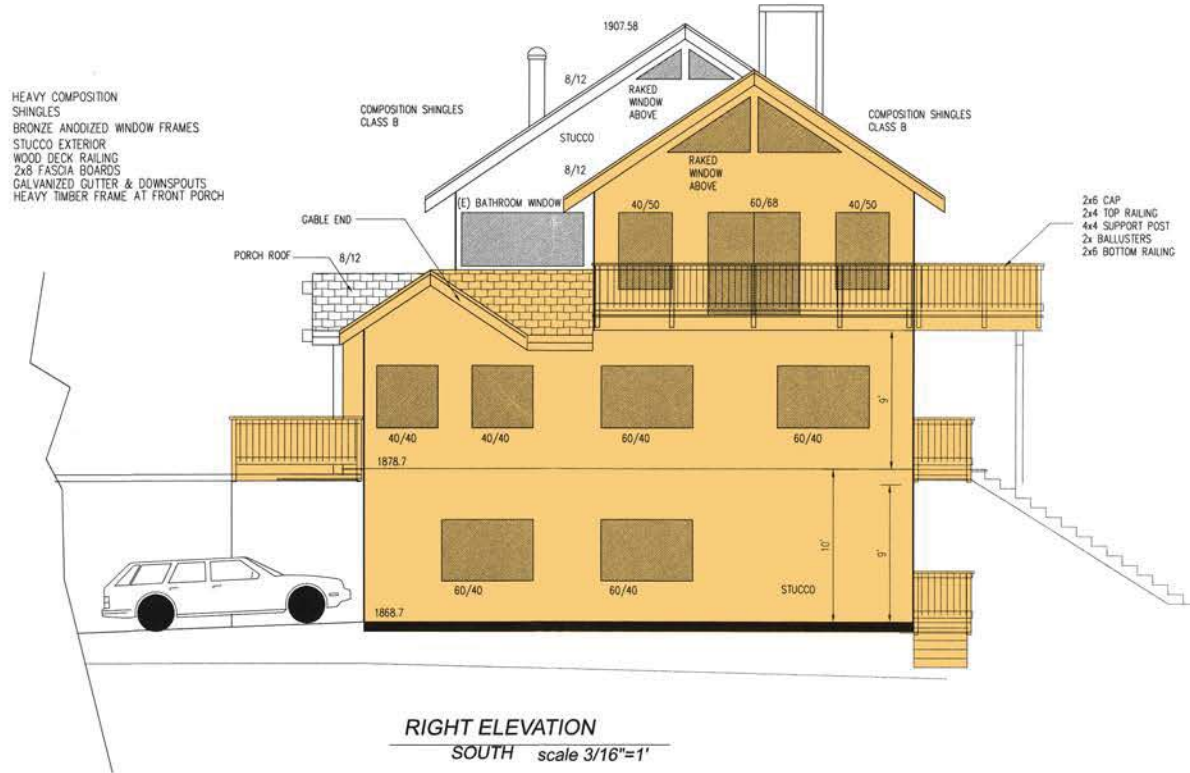
ELEVATION PLAN

San Mateo County Planning Commission Meeting

Owner/Applicant: ARTIM

Attachment: D

File Numbers: PLN2017-00111



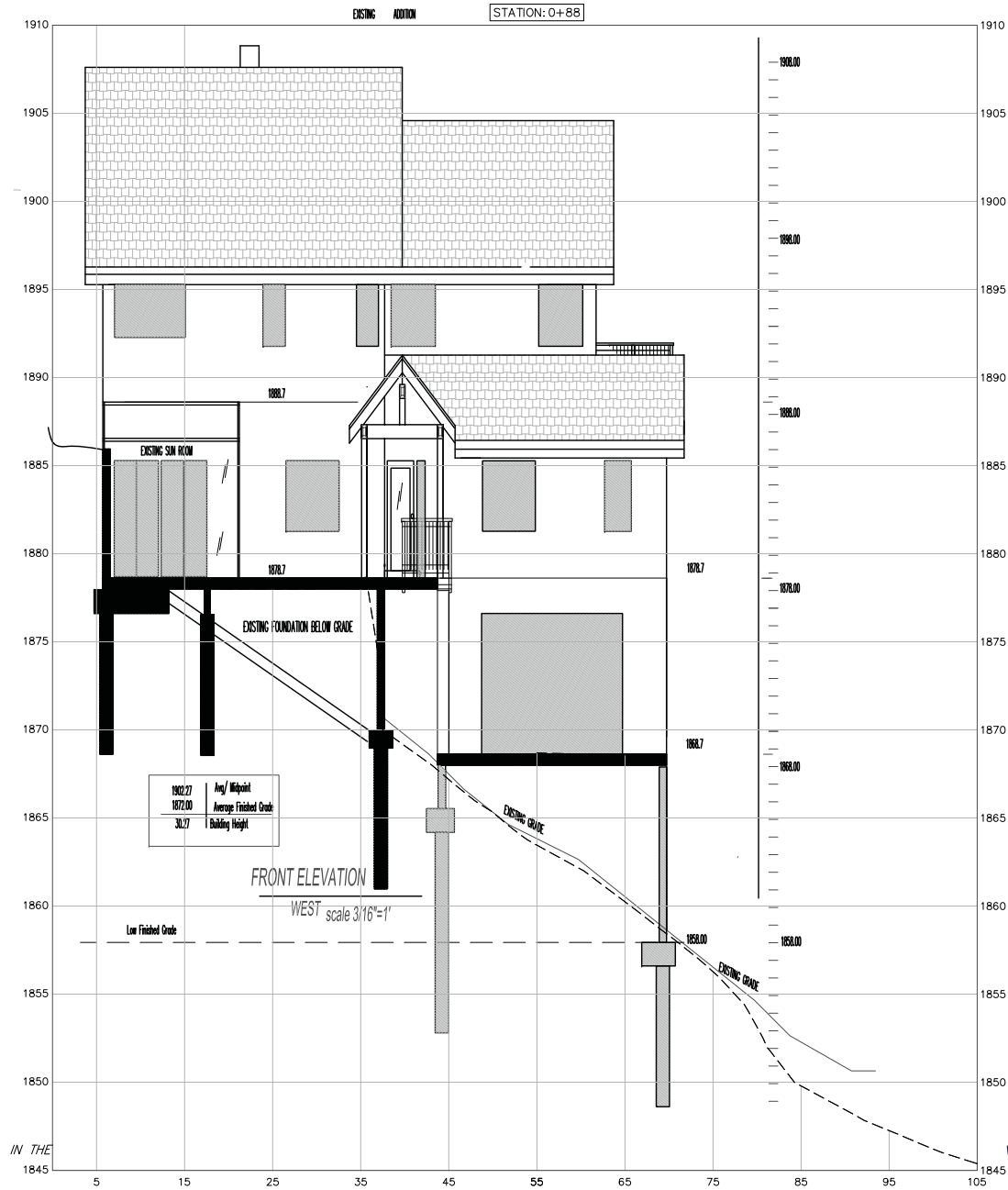
ELEVATION PLAN

San Mateo County Planning Commission Meeting

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Attachment: D

File Numbers: PLN2017-00111

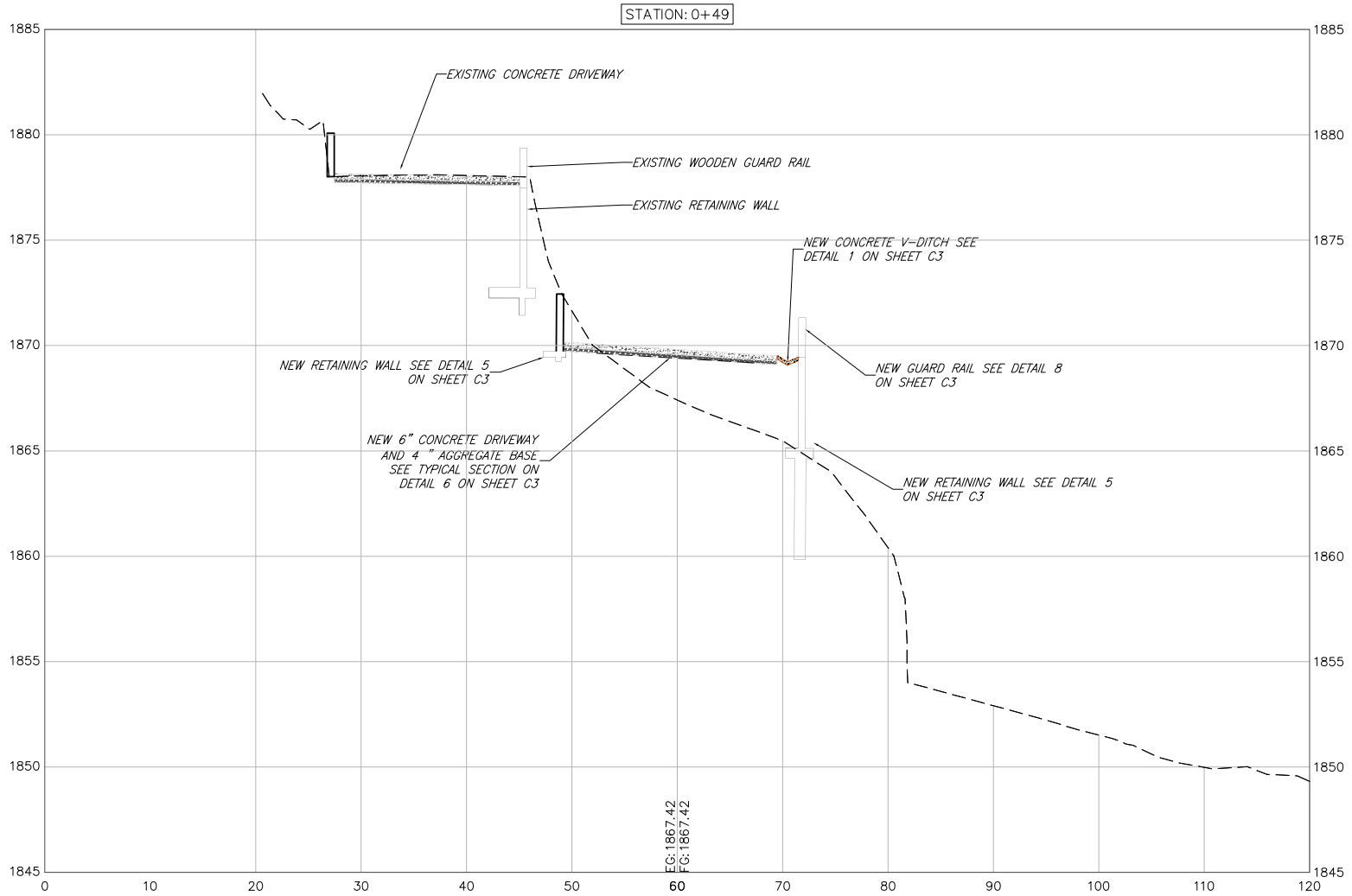


San Mateo County Planning Commission Meeting

Owner/Applicant: ARTIM

Attachment: E

File Numbers: PLN2017-00111



SECTION VIEWS

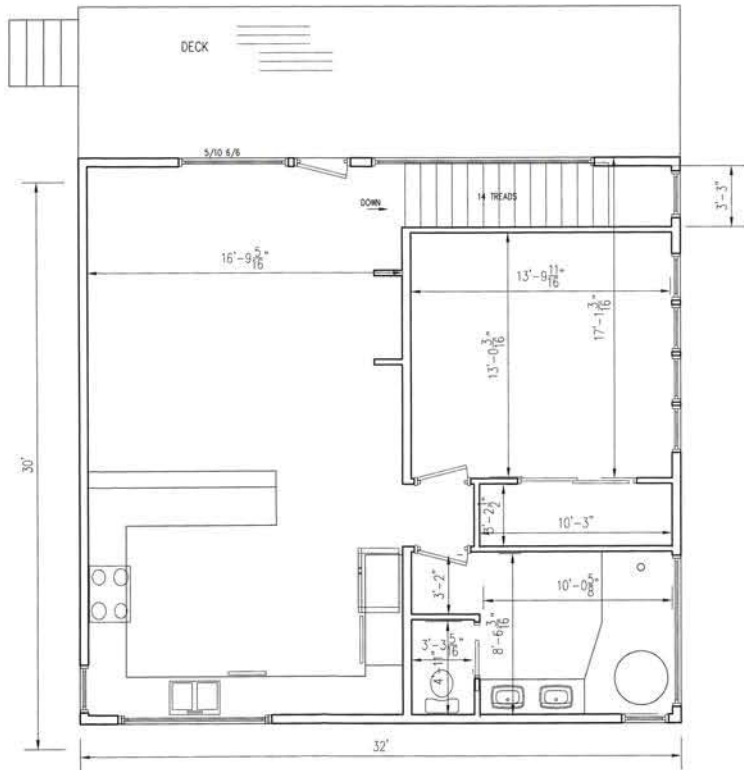
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 20'

San Mateo County Planning Commission Meeting

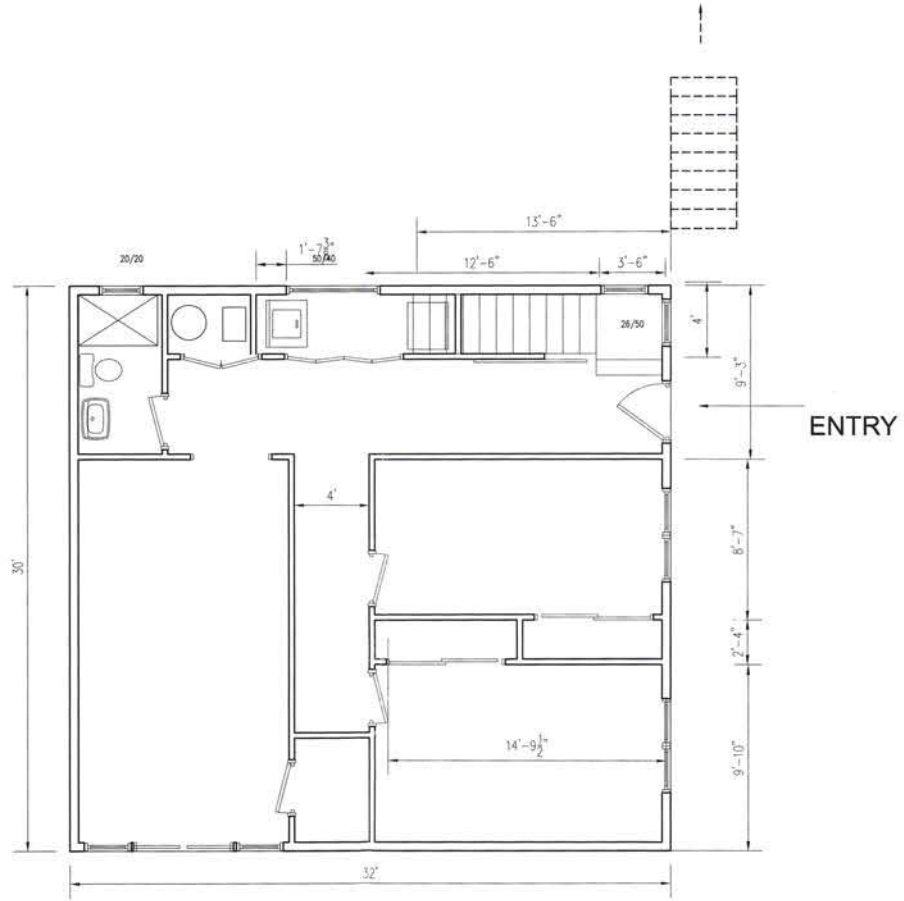
Owner/Applicant: ARTIM

Attachment: E

File Numbers: PLN2017-00111



UPPER FLOOR
SCALE 1/4" = 1'



LOWER FLOOR
SCALE 1/4" = 1'

LOWER FLOOR 960 SQ.FT.
UPPER FLOOR 915 SQ.FT.

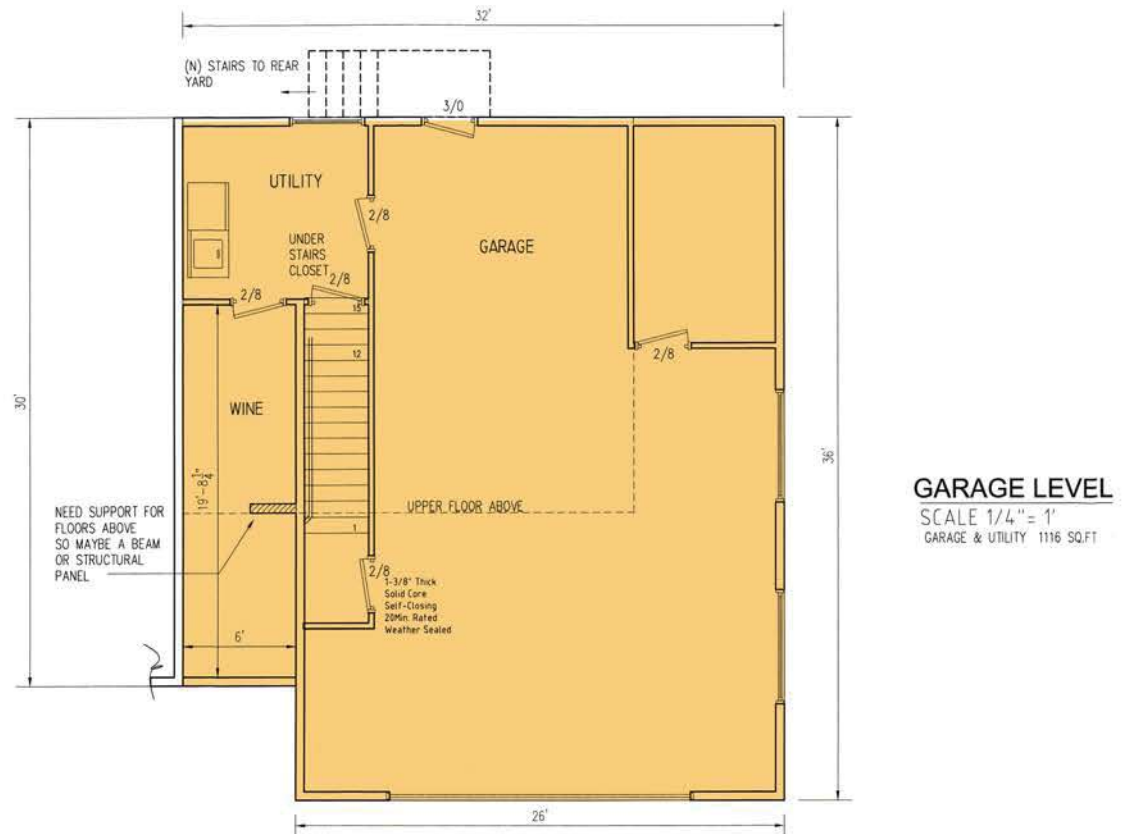
(E) FLOOR PLAN

San Mateo County Planning Commission Meeting

Owner/Applicant: ARTIM

Attachment: F

File Numbers: PLN2017-00111



PROPOSED PROJECT
 CONSTRUCT A 1564 SQ.FT ADDITION TO A EXISTING
 1875 SQ.FT. 3 BEDROOM 2 BATH SINGLE FAMILY DWELLING
 PROJECT ALSO TO INCLUDE AN ATTACHED 1116 SQ. FT. GARAGE & UTILITY
 COMPLETED PROJECT TOTAL 3439 SQ.FT.
 4 BEDROOM 4 BATH WITH 1116 SQ.FT. GARAGE UTILITY

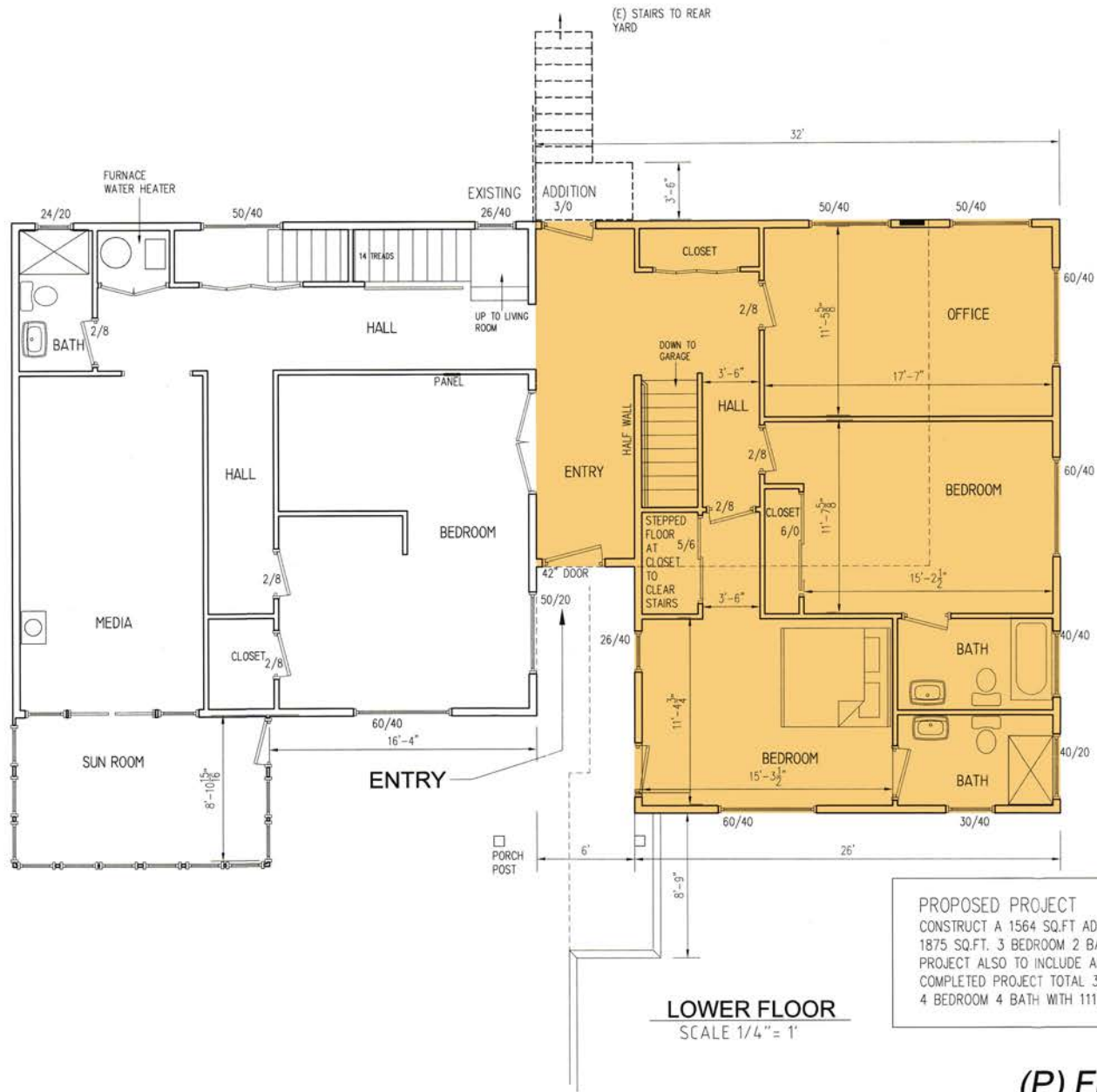
(P) FLOOR PLAN

San Mateo County Planning Commission Meeting

Owner/Applicant: ARTIM

Attachment: F

File Numbers: PLN2017-00111



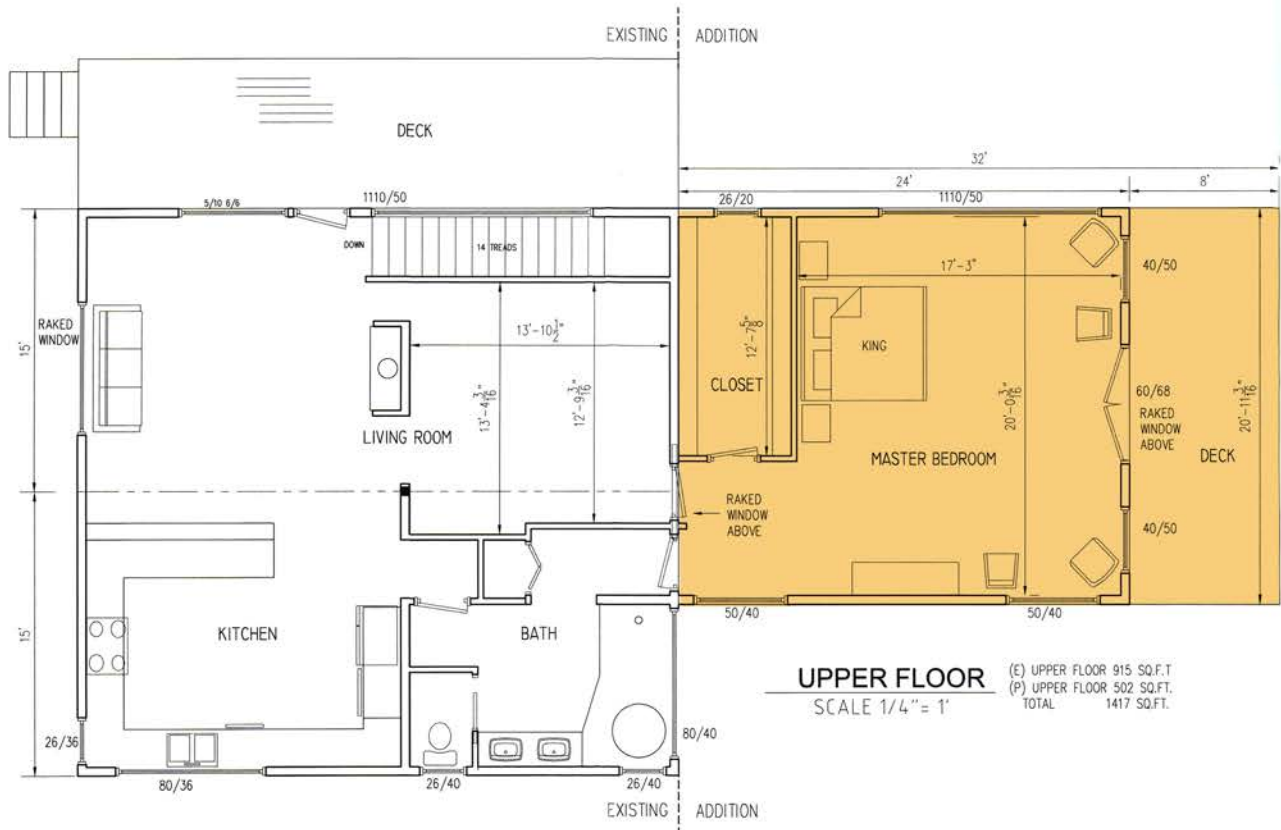
PROPOSED PROJECT
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LOWER FLOOR
 SCALE 1/4" = 1'

(P) FLOOR PLAN

San Mateo County Planning Commission Meeting

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 Attachment: F
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PROPOSED PROJECT
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(P) FLOOR PLAN

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