

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

**DATE:** April 9, 2014

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of the certification of an Initial Study and Mitigated Negative Declaration, subject to the California Environmental Quality Act, a Resource Management District Permit, an Architectural Review Permit, and a Grading Permit, to allow for the legalization a 1,053 sq. ft. second dwelling unit with an attached 928.5 sq. ft. deck and repairs to an existing septic system. The grading permit is required to allow for a total of 1,452 cubic yards of cut and fill to bring the existing access road up to current emergency vehicle access standards. Two redwood trees are proposed for removal in order to accommodate the road improvements. The project is located at 18000 Skyline Boulevard in the unincorporated Woodside area of San Mateo County.

County File Number: PLN 2013-00073 (Strauble)

**PROPOSAL**

The applicant proposes to legalize a 1,053 sq. ft. structure as a second dwelling unit with an attached 928.5 sq. ft. deck. The project also includes repair of an existing septic system and the upgrade of the existing driveway to meet current emergency access standards. The driveway upgrades will result in the removal of two redwood trees and approximately 1,452 cubic yards of cut and fill. The subject property is located within the Skyline State Scenic Corridor and La Honda Road County Scenic Corridor at 18000 Skyline Boulevard in the unincorporated Woodside area.

**RECOMMENDATION**

That the Planning Commission certify the Initial Study and Mitigated Negative Declaration and approve the Resource Management Permit, Architectural Review Permit, and Grading Permit, County File PLN 2013-00073, by making the required findings and adopting the conditions of approval as listed in Attachment A.

**SUMMARY**

The structure to be legalized as a second dwelling unit requires that the driveway be upgraded to provide compliant emergency vehicle access. These upgrades will slightly

alter the grade and turning radii of the driveway and provide vehicle turnouts in order to safely accommodate emergency vehicles. The proposed roadwork involves approximately 1,452 cubic yards of cut and fill activity. While the subject parcel is within the Skyline State and La Honda Road Scenic Corridors, the proposed project's impacts are minimal given the long distances between public viewpoints and the project site, topography, and existing vegetation. In addition, the structure to be legalized is a single story structure that is subordinate to the surrounding landscape, further reducing its overall visibility. The proposed project size and location also allow for the majority of the parcel to remain open to its natural state, which preserves the intent of the underlying Resource Management (RM) District.

The project is further consistent with the environmental quality criteria, site design criteria, utilities, water resources, cultural resources, hazards to public safety, and primary scenic resources areas criteria of the RM District zoning standards. The project was also found to be in compliance with the objectives of the architectural review permit as the structure to be legalized and proposed road improvements are minimized from view due to their location and design. Furthermore, the project utilizes the existing topography and colors that blend with the natural environment. The project was found to be in compliance 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 Initial Study and Mitigated Negative Declaration include a number of conditions 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:** April 9, 2014

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of the certification of an Initial Study and Mitigated Negative Declaration, subject to the California Environmental Quality Act, a Resource Management Permit, pursuant to Section 6315 of the County Zoning Regulations, an Architectural Review Permit, pursuant to the State of California Streets and Highways Code, and a Grading Permit, pursuant to Section 8600 of the County Ordinance Code, to legalize a 1,053 sq. ft. second dwelling unit with an attached 928.5 sq. ft. deck and repairs to an existing septic system. The grading permit is required to allow for 719 cubic yards of cut and 733 cubic yards of fill to bring the existing access road up to current emergency vehicle access standards. Two redwood trees are proposed for removal in order to accommodate the road improvements. The parcel is located at 18000 Skyline Boulevard in the unincorporated Woodside area of San Mateo County.

County File Number: PLN 2013-00073 (Strauble)

**PROPOSAL**

The applicant proposes to legalize a 1,053 sq. ft. structure as a second dwelling with an attached 928.5 sq. ft. deck. The project also includes repair of an existing septic system and the upgrade of the existing driveway to meet current emergency access standards. The driveway upgrades result in the removal of two redwood trees and approximately 1,452 cubic yards of cut and fill. While the second dwelling unit is not subject to discretionary review as mandated by State requirements, the associated grading to improve the access road requires a grading permit and both the grading and deck to be legalized require a Resource Management Permit and architectural review. Due to its location within the Skyline State Scenic Corridor, the combined project elements require architectural review and consideration by the Planning Commission. The subject property is located within the Skyline State Scenic Corridor and La Honda Road County Scenic Corridor at 18000 Skyline Boulevard in the unincorporated Woodside area.

**RECOMMENDATION**

That the Planning Commission certify the Initial Study and Mitigated Negative Declaration and approve the Resource Management Permit, Architectural Review

Permit, and Grading Permit, County File PLN 2013-00073, by making the required findings and adopting the conditions of approval as listed in Attachment A.

## **BACKGROUND**

Report Prepared By: Angela Chavez, Project Planner, Telephone 650/599-7217

Applicant: Leopold Vandeneynde

Owner: Jeffrey B. Strauble

Location: 18000 Skyline Boulevard, unincorporated Woodside

APN: 078-300-070

Size: 20.6-acre parcel

Existing Zoning: RM (Resource Management) District

General Plan Designation: Open Space Rural

Parcel Legality: The subject parcel was one of three parcels created through a subdivision completed under previously approved Planning Case, SMN 91-0010, and recorded on July 12, 1995.

Existing Land Use: Improved with a Single-Family Residence

Water Supply: A private individual on-site well services the property. There is no domestic water service available in this area.

Sewage Disposal: The site currently is improved with an on-site septic system. However, a review by the County's Environmental Health Division determined that the existing septic tank was improperly installed. Therefore, the applicant will need to correct the existing installation or reinstall a new septic system on the property in order to service the proposed development. The County's Environmental Health Division has preliminarily reviewed the plans and provided a conditional approval.

Flood Zone: The project site is located in Flood Zone C as defined by FEMA (Community Panel Number 06081C0385E, 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 March 18, 2014 to April 7, 2014. As of the publication of this report, no comments were received.

Setting: The parcel is currently developed with a single-family residence, a two-car detached garage, a 1,053 sq. ft. detached structure with a 928.5 sq. ft. attached deck



(constructed without the benefit of building permits and proposed for legalization as part of this permit), improved road access, a septic system, water storage tanks, and an energized agricultural well. The adjacent parcels are largely improved with residential development. However, there are also undeveloped parcels that are largely utilized as open space.

## **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 area between Skyline Boulevard and La Honda Road. Given that the parcel has been previously developed, the applicant has chosen to modify areas that are either immediately adjacent to existing development or within the boundaries of areas that have been previously disturbed. The applicant has proposed a location that results in the removal of only two redwood trees, thereby allowing the majority of the trees and natural vegetation to remain.

Policy 2.17 (*Minimize Soil Erosion and Sedimentation*) calls for the regulation of development to minimize soil erosion and sedimentation. The project involves improvements to the existing driveway in order to meet the requirements set by the County Fire Authority regarding emergency access. The parcel slopes downward from Skyline Boulevard and meanders down to the existing development. The driveway modifications include the provision of turnouts and alterations to the grade and turning radii in order to accommodate emergency vehicles. This work requires approximately 1,452 cubic yards of cut and fill. Given the overall size of the parcel and the required improvements, the project minimizes the amount of grading necessary by focusing the modifications to areas that have been previously disturbed.

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 both the Skyline State Scenic Corridor and the La Honda Road County Scenic Corridor. The subject property is buffered from public viewpoints of both roadways by existing mature vegetation, topography, and development. Given that both the existing and proposed development sit below the roadway and the natural visual buffer of the existing vegetation, the proposed development would minimally, if at all, be visible.

Furthermore, the distance between the roadways and the development on the parcel provides some additional buffering as the viewpoints are more of a long-range nature.

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. 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 proposed driveway modifications cluster site disturbance to areas immediately adjacent to previously disturbed areas and are necessary to meet fire safety 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 RM (Resource Management) District Regulations

a. Setbacks and Height Requirements

As shown in the table below, the structure to be legalized complies with Sections 6317, 6319A, and 6319B of the San Mateo County Zoning Regulations, which regulate the height of structures and required setbacks.

	A	B
	Resource Management Development Standards	Proposed
Minimum Lot Size	N/A	20.6 acres (existing)
Minimum Front Setback	50 feet 100 feet from Skyline Boulevard	>100 feet
Minimum Side Setback	20 feet	>20 feet (right) >20 feet (left)
Minimum Rear Setback	20 feet	>20 feet
Maximum Building Height	36 feet	17 feet 9 inches

b. Resource Management (RM) District Development Review Criteria

Pursuant to Section 6313 and Section 6324 of the Zoning Regulations, all development proposed for parcels with an RM zoning designation are 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 this section as it is designed and located to reduce impacts to the environment. The structure to be legalized is clustered amongst the other development on the site. The proposed project site while rural is improved and infrastructure to serve the development exists so that improvements are limited to the project site. The project is also in compliance with these 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 minimized grading and site disturbance. This also ensures that the stability of the soils is preserved. The structure to be legalized is subordinate to the surrounding forest canopy and utilizes natural colors, which blend with the surrounding natural vegetation. The existing shingle siding will be removed and replaced with a textured stucco finish (to match the main residence) and will be finished with an earth-toned brown color in order to blend with the surrounding natural environment. While the project site is located both within the Skyline State Scenic Corridor and the La Honda Road County Scenic Corridor, as designed and located, the structures due to distance, topography, existing trees, and vegetation are buffered visually from the scenic corridors.

(3) Utilities

In regard to the provision of utilities, the subject project has been reviewed by the County's Environmental Health Division. That review determined that the existing septic system was installed incorrectly and will require repairs and/or reinstallation of the septic tank. However, the Environmental Health Division provided a conditional approval identifying no other issues with the continued use of the system subject to the repairs. The area in which the property is located does not have local municipal water service available and therefore is served by an individual on-site well. The Environmental Health Division has added conditions regarding clarification of the source of water for the unpermitted structure to be legalized. The applicant has provided information that the structure to be legalized is

currently served by the existing well. Given this, there is no indication that continued use of the well would result in negative impacts or that the needs of the structure could not be met.

(4) Water Resources Criteria

The project, as designed, requires a balanced amount of cut and fill in order to install the necessary driveway improvements. 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 to 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 potential runoff due to surface water runoff.

(5) Cultural Resources Criteria

These criteria require the preservation of archaeological and/or paleontological resources. Given that the existence of such resources is unknown until commencement of development begins, staff has included a condition of approval requiring notes to be placed on plans which detail the requirements of the project applicant in the event that 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 both the Skyline State Scenic Corridor and the La Honda Road County Scenic Corridor and therefore is subject to review under this section. The project was found to be compliant with these criteria as the structure to be legalized is clustered with the

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, and utilizes muted colors (earth-toned brown) and materials (stucco) to blend with the surrounding environment. In accordance with the criteria of this section, the project has been carefully 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 Permit

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. As discussed previously, the subject parcel is located amongst other developed parcels where existing infrastructure exists, therefore, resulting in on-site improvements only. The structure to be legalized and the proposed road improvements have been located so that distance, topography, existing development, and existing vegetation provide a visual buffer from public viewpoints. The existing structures utilize natural materials and colors (as indicated above) that helps them to blend with the surrounding environment. The project also respects the natural topography of the site and has clustered the structures together to minimize site disturbance. Overall, the project has been designed and sited as to remain subordinate and complementary to the site.

4. Conformance with the Second Dwelling Unit Regulations

The project has been found in compliance with Section 6428.5 of the Zoning Regulations which regulates second dwelling units with the exception that State law supersedes those design review sections regarding notification and decision applicability. The second dwelling unit complies with the Resource Management Development Standards in regard to setbacks and maximum height. Further, the second dwelling unit does not exceed 35% of the floor area of the main dwelling unit, and the requirement of a minimum of one off-street parking space, in addition to those originally required for the one-family dwelling, is being provided.

5. Conformance with the Grading Ordinance

The proposed grading activities for this project involve cut and fill activities in order to modify the existing driveway to provide compliant emergency access to the development on the parcel. Approximately 719 cubic yards would be excavated and 733 cubic yards of fill in order to alter the grade, provide turnarounds, and turnouts capable of accommodating emergency vehicles.

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 clustered amongst the existing development, the disturbed areas are focused and contained allowing the majority of the parcel to 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 grading proposed would 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 minimizes the removal of significant trees or vegetation as only two significant trees are impacted by the project.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from March 18, 2014 to April 7, 2014. 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. Site Plan
- D. Elevations
- E. Section Elevations
- F. Floor Plan
- G. Scenic Corridor Map
- H. 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 2013-00073

Hearing Date: April 9, 2014

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 Resource Management District Permit, Find:

General Criteria

5. 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 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 impact from scenic public viewpoints is minimal.

Regarding the Architectural Review Permit, Find:

6. 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 on-site 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 helps them to blend with the surrounding environment. The project also respects the natural topography of the site and has clustered the structures together to minimize site disturbance. Overall, the project has been designed and sited as to remain subordinate and complementary to the site.

Regarding the Grading Permit, Find:

7. 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.
8. 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.

**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 April 9, 2014. 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. The Department of Fish and Game has determined that this project is not exempt from Department of Fish and Game California Environmental Quality Act filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of \$2,231.25 plus the applicable recording fee at the time of filing of the Notice of Determination by the County Planning and Building Department staff within ten (10) business days of the approval.
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 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 control dust.
  - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
  - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
  - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
  - j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
  - k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
  - l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
  - m. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
5. The applicant shall submit a dust control plan to the Planning 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.
  - 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, 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.
6. All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.
7. 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 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.
8. The applicant shall submit an on-site drainage plan, as prepared by a civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan shall show, in all respective cases, the mechanisms necessary to contain all water runoff generated by on-site impervious surfaces, and to reduce the amount of off-site runoff through the use of on-site percolation facilities. The drainage plan shall also include facilities to minimize the amount of pollutants in stormwater runoff through on-site retention and filtering facilities.

The on-site drainage plan shall be submitted to the Current Planning Section for review and approval by the Community Development Director prior to the issuance of building permits. The plan shall be included as part of the project's final building permit application and construction plans. The County Building Inspection Section shall ensure that the approved plan is implemented prior to the project's final building and/or grading inspection approval.

9. Prior to building permit issuance, the project sponsor shall incorporate via 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 Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.
10. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and 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 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 instruction to all employees and subcontractors regarding the construction best management practices.
11. Only two trees are approved for removal as part of this permit approval. A separate permit shall be required for the removal of any additional trees. An application and processing, including applicable fees, shall be required prior to any additional tree removal.
  12. The applicant shall provide to the Current Planning Section a color sample of the described earth-toned brown color, for the cottage prior to the issuance of the building permit for review and approval. The applicant is required to maintain the approved materials and colors.

#### Building Inspection Section

13. The applicant shall comply with all requirements of the Building Inspection Section at the building permit stage of the application.

#### Environmental Health Division

14. At the building application stage, the applicant shall submit an application for a septic system along with three sets of septic design plans to the Environmental Health Division for approval. The existing septic tank was installed backwards and will need to be replaced or reinstalled properly.

15. At the building application stage, the applicant shall submit documentation for the water source to serve the cottage.

#### Geotechnical Section

16. The applicant shall comply with all requirements of the Geotechnical Section prior to the issuance of the building permit and during the construction phase of the project.
17. The project was reviewed by the Geotechnical Section of San Mateo County and is thereby subject to the \$240.00 review fee. This amount shall be paid to the San Mateo County Planning and Building Department staff within ten (10) business days of the approval.

#### Department of Public Works

18. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
19. The applicant shall submit, for review by the Department of Public Works and the appropriate Fire District, a plan and profile of both the existing and the proposed access from the nearest publicly maintained roadway to the proposed building site.
20. Should the access shown go through neighboring properties, the applicant shall provide documentation that "ingress/egress" easements exist providing for this access.
21. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.
22. 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 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 plans and submitted to the Department of Public Works for review and approval.

## Cal-Fire

23. An Alternate Methods or Materials Request has been approved by the Fire Marshal for this project to mitigate access. A modified 13D system will be required as follows: 3-head calculation for the three most hydraulically demanding heads without regard to partitions; bathrooms, closets and pantries will have fire sprinkler coverage; all attic access shall have on head coverage; a remote inspector's test; an exterior alarm bell and an interior alarm. This condition shall be met at the building permit phase of the project.
24. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection shall meet CRC R327 or CBC Chapter 7A requirements. You can visit the Office of the State Marshal's website at: [http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland.php](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php) and click the new products link to view the "WUI Products Handbook." This condition is to be met at the building permit phase of the project.
25. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke.
26. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be 20 feet wide, all weather surface, 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 compaction and weight it will support.
27.
  - a. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2 inch in size, or an approved spark arresting device.
  - b. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing 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 neither 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.

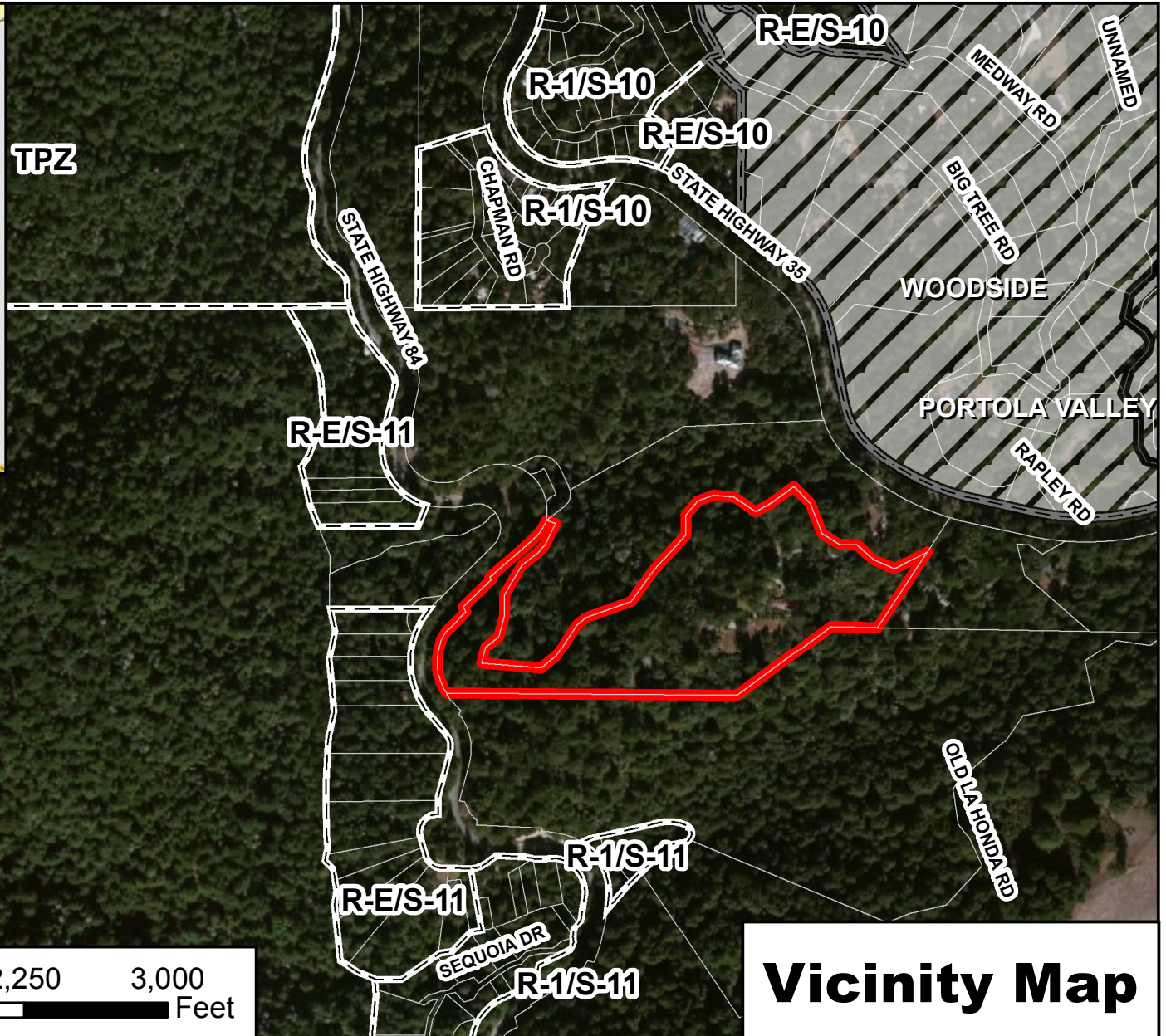
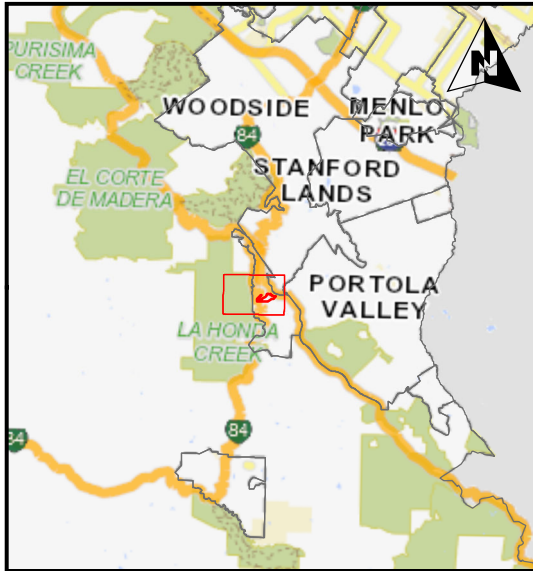
- c. Remove that dead or dying portion of any tree which extends over the roofline of any structure.
28. Smoke and Carbon Monoxide detectors are required to be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
29. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D is required to be installed in your project. Plans shall include attached garages and detached garages or accessory structures at or above 1,000 sq. ft. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the San Mateo County Fire Department.
30. All dead end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter. Alternates such as hammerhead turnarounds may be approved by the Fire Marshal.
31. 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 Inspection Section for review and approval by the San Mateo County Fire Department. Plans shall show the location, elevation and size of required water storage tanks, the associated piping layout from the tank(s) to the building/structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipes, joints, valves, valve indicators, thrust block calculations, joint restraint, the location of the standpipe/hydrant, and the location of any required pumps and their size and specifications.
32. Because of the fire flow and automatic sprinkler requirements for your project, an on-site water storage tank is required. Based upon building plans submitted to the San Mateo County Planning and Building Department, the San Mateo County Fire Department has determined that a minimum of 7,500 gallons of fire protection water will be required, in addition to the required domestic water storage. Plans showing the tank(s) type, size, location and elevation are to be submitted to the San Mateo County Fire Department for review and approval.
33. The water storage tank(s) shall be so located as to provide gravity flow to a standpipe/hydrant. Plans and specifications shall be submitted to the San Mateo


County Building Inspection Section for review and approval by the San Mateo County Fire Department.

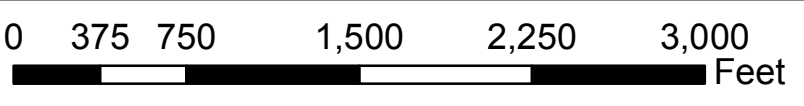
34. An interior and exterior audible alarm activated by automatic fire sprinkler system water flow is required to be installed in all residential systems as outlined and meeting the requirements of NFPA-13D. All hardware is to be included on the submitted sprinkler plans.
35. A Wet Draft Hydrant with a 4 1/2" National Hose Thread outlet with a valve shall be mounted not less than 2 feet 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.
36. The standpipe/hydrant shall be capable of a minimum fire flow of 1,000 GPM.

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**PLN2013-00073**  
 Project Parcel



**Vicinity Map**

**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_ Attachment: \_\_\_\_\_  
 File Numbers: \_\_\_\_\_



PHOTOS OF EXISTING COTTAGE



PROJECT DATA

GENERAL INFORMATION:		SCOPE OF WORK:
Project Address:	18000 Skyline Blvd. Parola Valley, CA 94062	PERMIT EXISTING DETACHED 1 BEDROOM COTTAGE
Governing Jurisdiction:	San Mateo County Building and Planning Department	REPLACE EXISTING CHIMNEY SIDING WITH CEM. PLASTER. PROVIDE CODE COMPLIANT ELECTRICAL FIXTURES AND RECEPTACLES. PROVIDE NEW SEPTIC LEACH FIELD AND TANKS PER COUNTY REQUIREMENTS. PROVIDE ROAD IMPROVEMENTS AND FIRE HYDRANT PER FIRE DEPARTMENT REQUIREMENTS. CONFORM T-24 ENERGY STANDARDS COMPLY WITH BUILT STRUCTURE.
Number of Units:	2	
Number of Stories:	2 w/ house, 1 w/ cottage	
(E) Parking Spaces:	3 Covered	
Existing 1st Floor House Area:	2,098 SF	
Existing Lower Floor House Area:	2,101 SF	
Total Existing Floor House Area:	5,244 SF	
Total Existing Floor House Area:	5,244 SF	
Existing Garage Area:	984 SF	
Existing Cottage Area:	1,117 SF	
Gross Existing Floor Area:	7,345 SF	

ALL WORK SHALL BE IN ACCORDANCE WITH TITLE 20.9 CBC, CAC, CPC, AND CEC

VICINITY MAP



DEFERRED SUBMITTAL

NFPA 13D AUTOMATIC FIRE SPRINKLER SYSTEM  
 MINIMUM 3 HEAD MOST HYDRAULICALLY DEMANDING CALCULATION WITH NO REGARD TO COMPARTMENTS; FIRE SPRINKLER COVERAGE IN ALL BATHROOMS, CLOSETS AND PANTRIES; IN AN EXCEPTED FOR LINEN CLOSETS HAVING FULL WIDTH SHELVING; A MINIMUM OF ONE FIRE SPRINKLER HEAD AT ALL ATTIC ACCESS NOT PROVIDING STORAGE ACCESS; A REMOTE INSPECTORS TEST AN INTERIOR ALARM, AUDIBLE AT THE MASTER BEDROOM, AND AN EXTERIOR ALARM

FIRE SITE NOTES

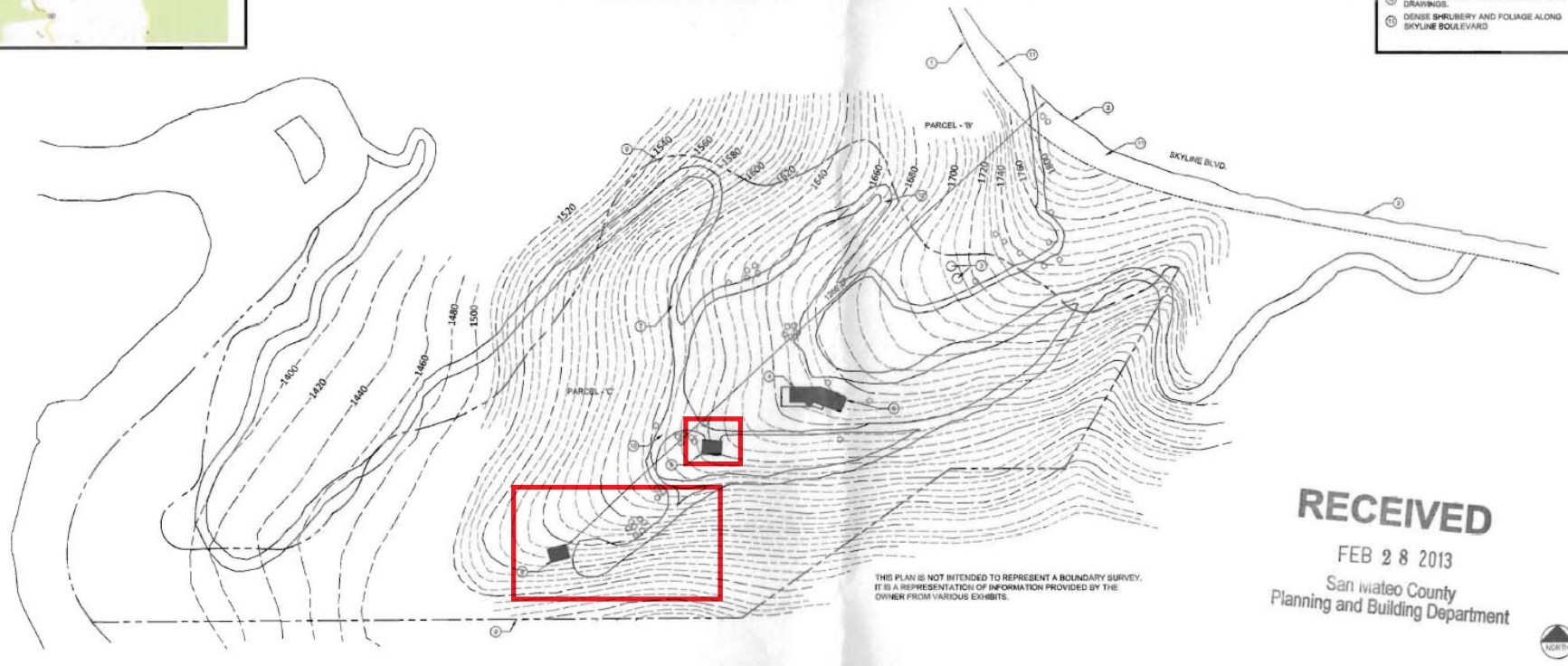
- REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
- A FUEL BREAK OR DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES.
- SMOKE ALARMS ARE REQUIRED AS PER THE CALIFORNIA BUILDING CODE. THE EXISTING BEDROOMS AND HALLS OR ROOMS SERVING THE BEDROOMS SHALL HAVE HARDWIRING AND INTERCONNECTION OF THESE SMOKE ALARMS.
- TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 8 FEET ABOVE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED 10' CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.
- NEW ROOF COVERINGS SHALL HAVE A MINIMUM CLASS B FIRE RATING.
- CONTRACTOR TO VERIFY EXISTING CHIMNEY/PARK ARRESTOR MADE OF 12 GAUGE WOVEN OR WELDED WIRE SCREEN HAVING OPENINGS NOT EXCEEDING 1/2 INCH.

SHEET LEGEND

- A0 VICINITY MAP, EXISTING PHOTO, PROJECT DATA, SHEET LEGEND, SITE PLAN, KEY NOTES
- A1 FLOOR PLAN, ROOF PLAN, SECTION-A
- A2 FRAMING PLANS
- A3 ELEVATIONS
- T-24.1 T-24 COMPLIANCE FORMS
- T-24.2 T-24 COMPLIANCE FORMS CONTINUED
- SEPTIC SEPTIC SYSTEM PLAN AND DETAILS
- C-1 DRIVEWAY IMPROVEMENTS
- C-2 EROSION CONTROL PLAN
- C-3 DRAINAGE & SEPTIC SYSTEM PLAN

KEY NOTES

- ① RIGHT OF WAY
- ② EDGE OF PAVEMENT
- ③ EXISTING WATER TANKS
- ④ EXISTING SINGLE FAMILY RESIDENCE
- ⑤ EXISTING CAR GARAGE
- ⑥ EXISTING ELECTRICAL PANEL WITH UNDER GROUND SERVICE
- ⑦ EXISTING UNIMPROVED ROAD TO LA HONDA
- ⑧ EXISTING DETACHED COTTAGE, AREA OF WORK
- ⑨ APPROXIMATE PROPERTY LINE
- ⑩ PROPOSED ROAD IMPROVEMENTS PER CIVIL DRAWINGS.
- ⑪ DENSE SHRUBBERY AND FOLIAGE ALONG SKYLINE BOULEVARD



THIS PLAN IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. IT IS A REPRESENTATION OF INFORMATION PROVIDED BY THE OWNER FROM VARIOUS EXHIBITS.

**RECEIVED**  
 FEB 28 2013  
 San Mateo County  
 Planning and Building Department

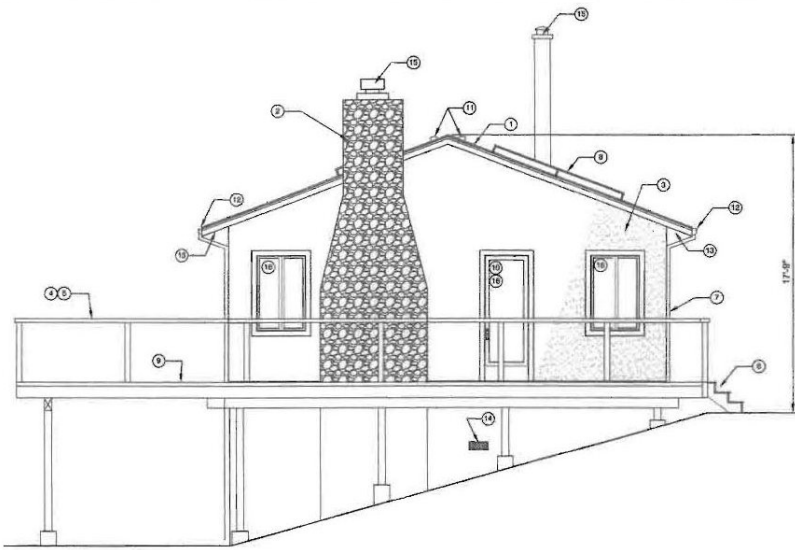
San Mateo County Planning Commission Meeting

Owner/Applicant:  
 File Numbers:

Attachment:

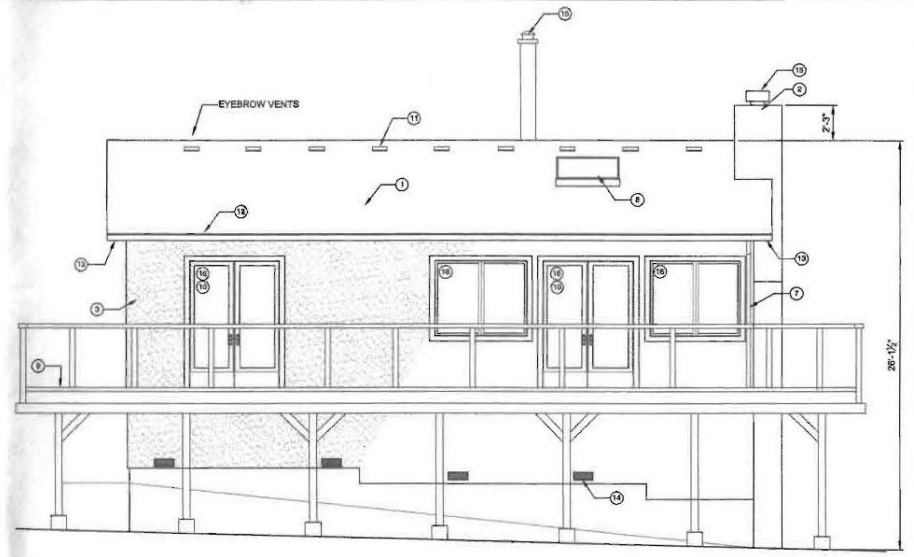






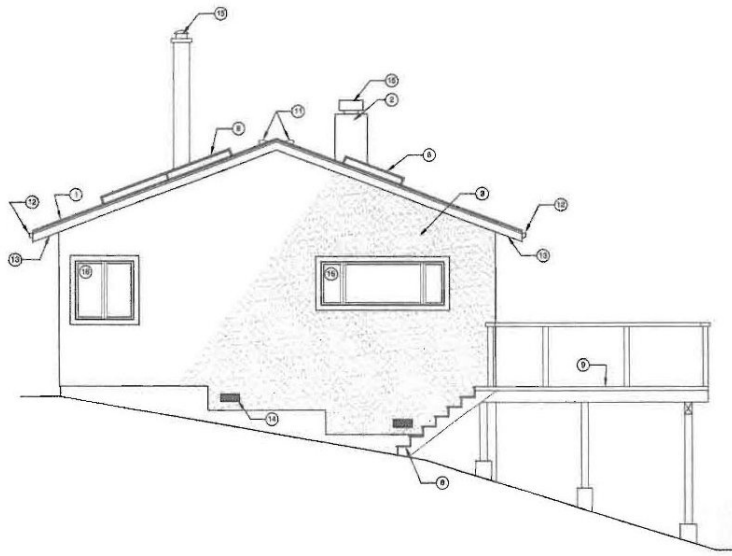
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



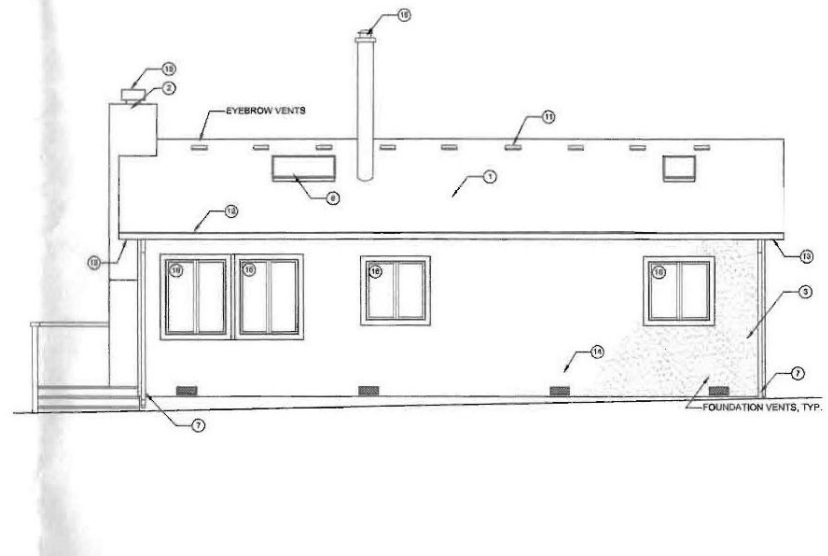
WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

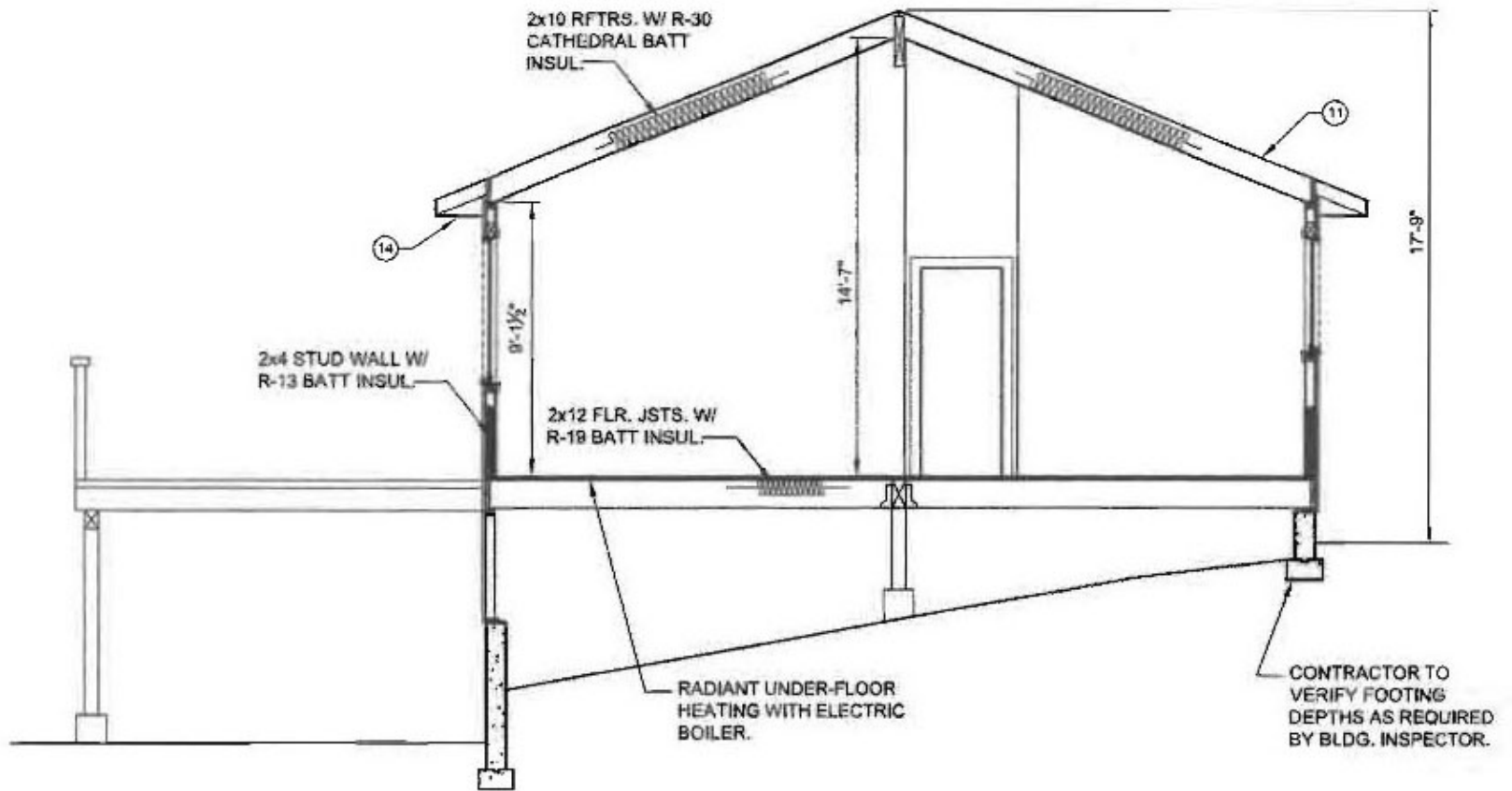
## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

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**EXISTING COTTAGE SECTION - A**

SCALE: 1/4" = 1'-0"

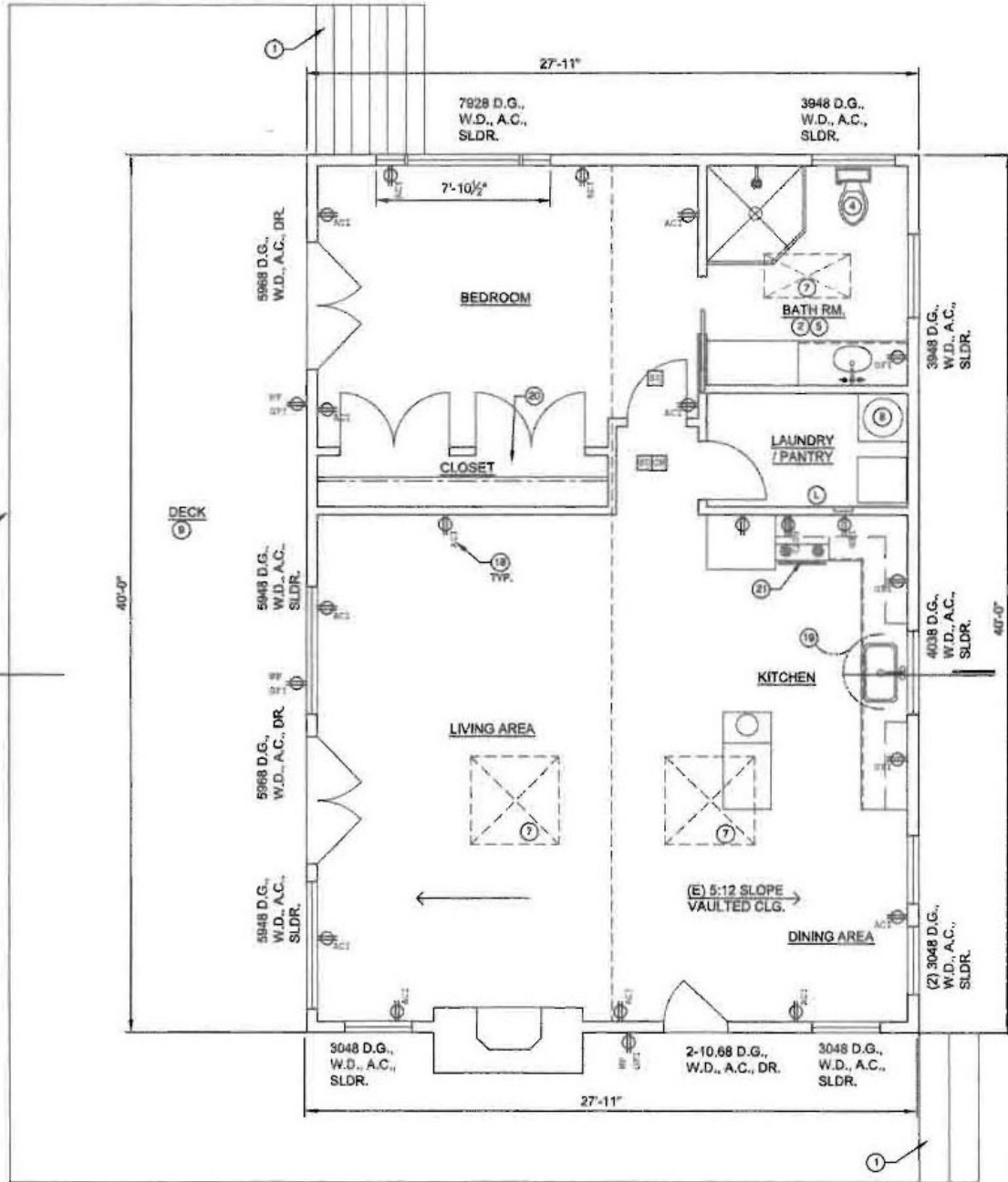
**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

REFER TO  
CODE NOTES  
THIS SHEET



EXISTING COTTAGE FLOOR PLAN

SCALE: 1/4" = 1'-0"

**San Mateo County Planning Commission Meeting**

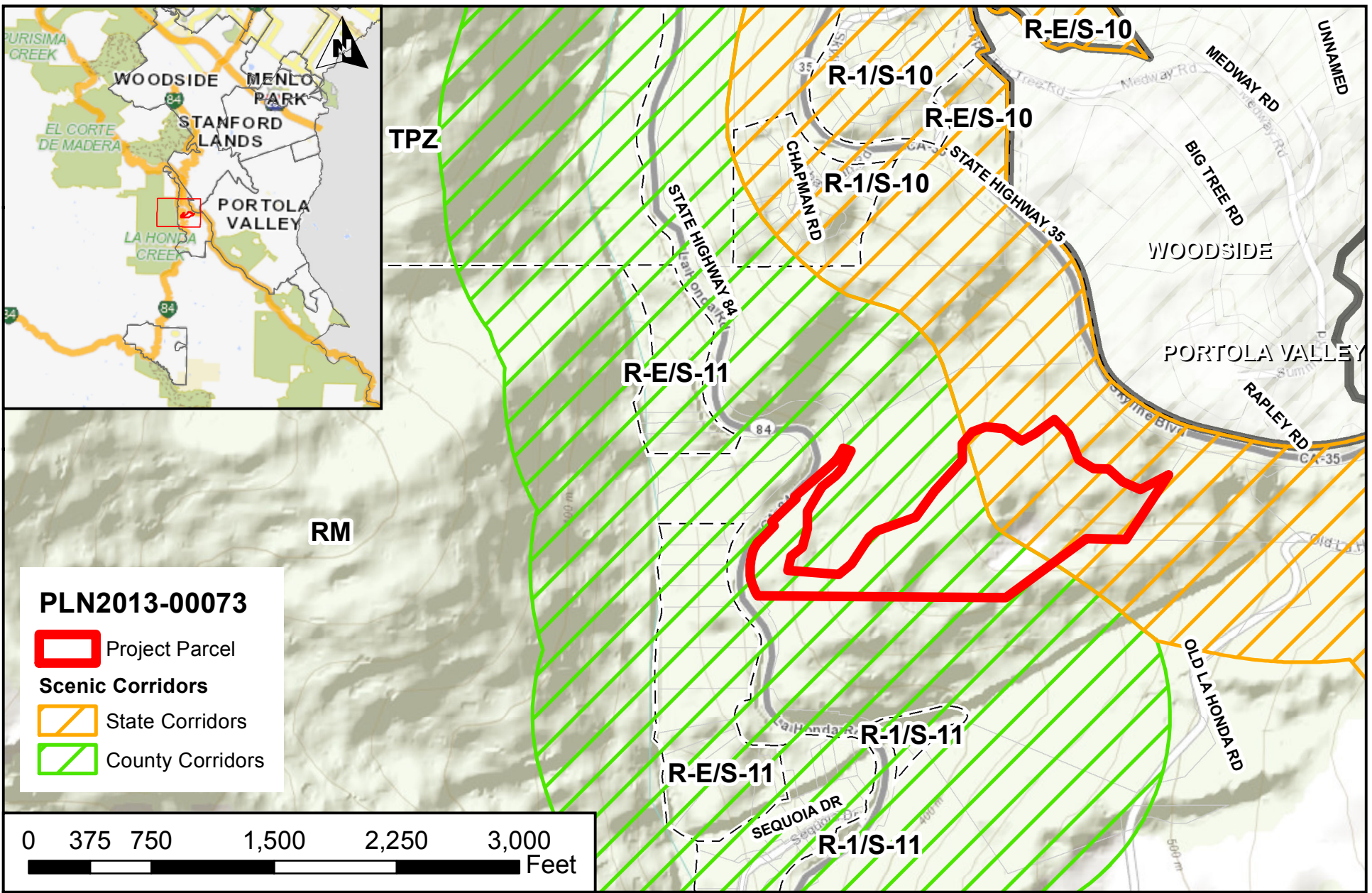
Owner/Applicant:

Attachment:

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### San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_ Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

# Attachment H

## COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

### NOTICE OF INTENT TO ADOPT 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: Grading and Legalization of a Detached Structure, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2013-00073

OWNER: Jeffrey B. Straubel

APPLICANT: Leopold Vandeneynde

ASSESSOR'S PARCEL NO.: 078-300-070

LOCATION: 18000 Skyline Boulevard, Unincorporated Woodside

#### PROJECT DESCRIPTION

Resource Management Permit, Architectural Review Permit, and Grading Permit to legalize an existing 1,053 sq. ft. building with an attached 928.5 sq. ft. deck which serves as a second dwelling unit. The grading permit is required in order to allow for 719 cubic yards of cut and 733 cubic yards of fill in order to bring the existing access road up to current emergency vehicle access standards. Two redwood trees are proposed for removal in order to accommodate the road improvements. The parcel is located within the Skyline Boulevard State Scenic Corridor and within the La Honda Road County 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.

**FILED** ENDORSED  
IN THE OFFICE OF THE  
COUNTY CLERK RECORDER OF  
SAN MATEO COUNTY CALIF

MAR 18 2014

MARK CHURCH, County Clerk  
By VERONICA MADRUGA  
DEPUTY CLERK

- 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 trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 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:** 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 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 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. 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 3:** 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 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 4:** All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

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: March 18, 2014 to April 7, 2014

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., April 7, 2014.**

CONTACT PERSON

Angela Chavez, Project Planner  
Telephone 650/599-7217



Angela Chavez, Project Planner

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(1/11/07)

County of San Mateo  
Planning and Building Department

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

1. **Project Title:** Road improvements and legalization of structure for habitation purposes
2. **County File Number:** PLN 2013-00073
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:** 18000 Skyline Boulevard, Unincorporated Woodside
6. **Assessor's Parcel Number and Size of Parcel:** 078-300-070, 20.6 acres
7. **Project Sponsor's Name and Address:** Jeffrey B. Straubel  
18000 Skyline Boulevard, Woodside, CA 94062
8. **General Plan Designation:** Open Space
9. **Zoning:** Resource Management (RM)
10. **Description of the Project:** Resource Management Permit, Architectural Review Permit, and Grading Permit to legalize an existing 1,053 sq. ft. building with an attached 928.5 sq. ft. deck which serves as a second dwelling unit. The grading permit is required in order to allow for 719 cubic yards of cut and 733 cubic yards of fill in order to bring the existing access road up to current emergency vehicle access standards. Two redwood trees are proposed for removal in order to accommodate the road improvements. The parcel is located within the Skyline Boulevard State Scenic Corridor and within the La Honda Road County Scenic Corridor.
11. **Surrounding Land Uses and Setting:** The project site is accessed at its eastern boundary via an existing driveway from Skyline Boulevard. The western boundary of the parcel abuts La Honda Road with no access available from this side. The subject parcel is currently developed with a single-family residence, a two-car detached garage, and a detached cottage (to be legalized pursuant to this subject permit). The general project area is heavily wooded with rural residential development surrounding the parcel.
12. **Other Public Agencies Whose Approval is Required:** None.

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

## 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:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p><b>Discussion:</b> The project parcel lies partially within the Skyline State Scenic Corridor and partially within the La Honda Road County Scenic Corridor. The project parcel has access via two existing driveways which begin on adjacent parcels directly from Skyline Boulevard. The driveway located in the most northerly location provides the primary access to the parcel and is located on a parcel that is held in common ownership with the subject parcel. The more southerly located driveway is accessed via a separately owned parcel with an access easement that serves three properties (separately owned parcels). However, the proposed road improvements are located entirely on the subject parcel which slopes downward from Skyline Boulevard. Given the slope of the parcel, the areas of development sit below Skyline Boulevard and are not visible from the scenic roadway. Further, the area is heavily wooded and further blocks any visibility from the scenic roadway.</p> <p><b>Source:</b> Project Plans, Project Location.</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><b>Discussion:</b> Two redwood trees will be removed in association with the road improvements necessary to provide emergency access to the development. The two redwood trees are approximately 4 feet in diameter and are located amongst other large trees. Given that the proposed area for development sits below the roadway in combination with both the heavily wooded nature of the parcel and the surrounding area, the loss of the two trees will not be visible nor significantly damage the scenic resources from Highway 1.</p> <p><b>Source:</b> Project Plans, Project Location.</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><b>Discussion:</b> As discussed previously, the parcel slopes downward from Skyline Boulevard with both the proposed and existing development occurring below the roadway. The surrounding areas are also heavily wooded, further shielding both the existing and proposed development from view. The roadway improvements largely include modifications to the existing roadway by providing compliant fire truck turnarounds, turnouts, and access to the second unit to be legalized. Therefore, site disturbance is minimized by focusing areas of improvement on areas adjacent to locales that have been previously disturbed.</p> <p><b>Source:</b> Project Plans, Approved Cal-Fire Alternative Materials and Methods Request.</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><b>Discussion:</b> The existing single-family residence and the second dwelling unit to be legalized both have the potential to emit light through windows and exterior lighting fixtures during nighttime hours. However, light emissions would not adversely affect nighttime views due to topography, tree cover, and distance to both the scenic roadways and neighboring properties. The structures are not finished in reflective materials or colors and are largely shielded from adjacent properties by the existing tree cover and topography resulting in minimal impacts to daytime views.</p> <p><b>Source:</b> Project Plans.</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
<p><b>Discussion:</b> The parcel is located in both the Skyline Boulevard State Scenic Corridor and the La Honda Road County Scenic Corridor. However, the parcel is bisected in half by the boundaries of the two scenic corridors with the eastern half of the parcel located in the Skyline Boulevard State Scenic Corridor and the western half in the La Honda Road County Scenic Corridor. While the road improvements are proposed for locations that fall within both scenic corridors, the second dwelling unit to be legalized is located entirely within the La Honda Road County Scenic Corridor. However, due to the heavy tree cover and topography of the site, the proposed development and development to be legalized are not visible from either of the scenic corridors.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p><b>Discussion:</b> Project site is not located within a Design Review District.</p> <p><b>Source:</b> San Mateo County Zoning Regulations, San Mateo County General Plan.</p>				

1.g. Visually intrude into an area having natural scenic qualities?				X
<b>Discussion:</b> Please refer to the discussion under 1.a, 1.b, and 1.c, above.				
<b>Source:</b> Project Plans.				

**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:

	<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

**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 Other Land. The parcel is currently utilized for residential uses, and the proposed project does not introduce any new or converted uses.

**Source:** United States Department of Agriculture Natural Resources Conservation Service, California Department of Conservation.

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
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**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	
<p><b>Discussion:</b> The subject parcel is not located in an area identified as Farmland or necessarily suitable for agricultural activities. While the subject could be considered forestland, the proposed removal of two mature 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 to the site as the project site is already developed with residential development, which is an allowed use under the underlying zoning district.</p> <p><b>Source:</b> U.S. Department of Agriculture Forest Service Forest Inventory Analysis 2005, Project Plans.</p>				
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
<p><b>Discussion:</b> The project parcel is not located within the Coastal Zone.</p> <p><b>Source:</b> Project Location.</p>				
2.e. Result in damage to soil capability or loss of agricultural land?				X
<p><b>Discussion:</b> The project parcel has not been identified as containing agricultural lands. The project site contains soils classified as Grade Three-Fair (Hugo and Josephine loams) and as Grade Four-Poor (Hugo and Josephine sandy loams). No significant damage to soil capability or loss of agricultural land will result from this project given that the parcel is largely covered with large trees and that the areas proposed for improvements are immediately adjacent to existing disturbed areas.</p> <p><b>Source:</b> United States Department of Agriculture Natural Resources Conservation Service.</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))?  <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				X

**Discussion:** Residential uses are an allowed use in the Resource Management zoning district. 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 road improvement 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?

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**Discussion:** There are no known air quality violations in this area. Road improvements are necessary in order to provide emergency access to the second dwelling unit; however, given that the structure exists, there is no expected new contribution to any existing or projected air quality violation.

**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 the 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?				
<p><b>Discussion:</b> Construction necessary to execute the road improvements 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 is no mapped State or Federal protected species located within the project area.</p> <p><b>Source:</b> Project Plans, Google Maps, California Natural Diversity Database.</p>				
3.e. Create objectionable odors affecting a significant number of people?				X
<p><b>Discussion:</b> There are no aspects included as part of the project that are expected to emit odors.</p> <p><b>Source:</b> Project Plans.</p>				
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		
<p><b>Discussion:</b> 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 is further recommended to minimize particulate matter and greenhouse gasses.</p> <p><b>Source:</b> Project Plans, Bay Area Air Quality Management, California Environmental Protection Agency Air Resources Board.</p> <p><b>Mitigation Measure 1:</b> The applicant shall implement the following dust control measures during grading and construction activities:</p> <ol style="list-style-type: none"> <li>Water all active construction and grading areas at least twice daily.</li> <li>Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.</li> <li>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.</li> <li>Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.</li> <li>Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).</li> </ol>				

4. <b>BIOLOGICAL RESOURCES.</b> 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><b>Discussion:</b> There are no State or Federal mapped protected species located within the project area.</p> <p><b>Source:</b> 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><b>Discussion:</b> There are no riparian habitats or other sensitive natural communities located within the project area.</p> <p><b>Source:</b> 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 removal, filling, hydrological interruption, or other means?				X
<p><b>Discussion:</b> There are no wetlands located within the project area.</p> <p><b>Source:</b> 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

**Discussion:** There are no known migratory wildlife corridors or nursery sites in the project area. However, 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.

**Source:** Project Plans, Project Location.

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	
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**Discussion:** The project involves the removal of two approximately 4-foot diameter redwood trees in order to accommodate the fire truck turnaround required by the California Department of Forestry and Fire Protection. While the trees are significant, they do not qualify as Heritage Trees due to their size and location. The County's ordinance for the removal of significant trees invokes the development review criteria for tree removal in Resource Management zoned parcels. A review of this section prohibits removal of trees of more than 55 inches except as may be required for development allowed within the zoning district. The trees proposed for removal do not meet the stated size prohibition, and the development proposed is an allowed use within the zoning district. In addition, the parcel is heavily wooded and the loss of the two trees does not result in a visible change as viewed from the scenic roadways.

**Source:** Project Plans, Zoning Regulations, County Ordinance Code Sections 11,000 and 12,000.

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
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**Discussion:** There are no Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plans that cover the project parcel.

**Source:** San Mateo County General Plan.

4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
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**Discussion:** The project parcel is not located inside or within 200 feet of a marine or wildlife reserve. The area proposed for development and the structure to be legalized are not located in an area mapped for sensitive habitats or in areas known to possess a protected species of plant or animal.

**Source:** Project Location, California Natural Diversity Database.

4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
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**Discussion:** The project parcel is not located in an area defined as such. Further, the proposed project does not introduce any new use on to the property and 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 no known archaeological resources in the disturbed/developed area.

**Source:** Project Location, San Mateo County General Plan, California State Parks Office of Historic Preservation.

5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
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**Discussion:** There are no known archaeological resources in the disturbed/developed area.

**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
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**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
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**Discussion:** There are no known human remains in the developed/disturbed area.

**Source:** Project Location.



6. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
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:				
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?  <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				X
<p><b>Discussion:</b> 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><b>Source:</b> State of California Department of Conservation.</p>				
ii. Strong seismic ground shaking?				
<p><b>Discussion:</b> The project parcel is located within an area designated as susceptible to moderate to very strong earthquake shaking. A soils report and 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><b>Source:</b> San Mateo County Earthquake Shaking Fault Maps (San Andreas Fault, Hayward Fault).</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
<p><b>Discussion:</b> 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 the applicant's engineer.</p> <p><b>Source:</b> 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>				

iv. Landslides?			X	
<p><b>Discussion:</b> The project area consists of areas of few landslides. A soils report and 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><b>Source:</b> U.S. Geological Survey Summary Distribution of Slides and Earth Flows in San Mateo County, California, 1997.</p>				
v. Coastal cliff/bluff instability or erosion?  <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>				X
<p><b>Discussion:</b> The project parcel is not located in such an area.</p> <p><b>Source:</b> Project Location.</p>				
6.b. Result in significant soil erosion or the loss of topsoil?		X		
<p><b>Discussion:</b> In order to complete the road improvements, the project involves approximately 1,452 cubic yards of cut and fill activity. While this disturbance is focused on areas that are immediately adjacent to previously disturbed spaces, the project could result in temporary erosion impacts. Therefore, staff has included the following mitigation measure.</p> <p><b>Source:</b> Project Plans.</p> <p><b>Mitigation Measure 2:</b> 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 Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:</p> <ol style="list-style-type: none"> <li>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.</li> <li>b. Minimize the area of bare soil exposed at one time (phased grading).</li> <li>c. Clear only areas essential for project activities.</li> <li>d. Within five days of clearing or inactivity, 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.</li> </ol>				

- 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.

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?				
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**Discussion:** The project site is not identified as containing a geological unit or soil that is presently unstable. However, compliance with Mitigation Measure 2 will ensure that the proposed site disturbance does not result in soil instability.

**Source:** Project Plans.

6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				
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**Discussion:** There are no known expansive soils. The site is currently developed and given a lack of previous failures, there is no expectation of encountering expansive soils which could result in a risk to life and/or property.

**Source:** Project Plans.

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 proposed site is currently developed with a septic wastewater disposal system. However, a review by the San Mateo County Environmental Health Division determined that the system was installed improperly. The review completed by the Environmental Health Division did not uncover any issue with the soils in which the septic wastewater system is to be located.

**Source:** Project Plans.

**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 gases during the construction phase may occur. Vehicles are subject to the 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 3:** 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 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><b>Discussion:</b> 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><b>Source:</b> 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><b>Discussion:</b> See discussion under 2.c, above.</p> <p><b>Source:</b> 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><b>Discussion:</b> While the project will result in a revised septic system, the project site is not located within the Coastal Zone.</p> <p><b>Source:</b> Project Location.</p>				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p><b>Discussion:</b> The project is located approximately 8 linear miles from the nearest coastal bluff. Given the distance from the ocean and terrain between the project site and the ocean, sea level rise is not expected to impact the project site.</p> <p><b>Source:</b> 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><b>Discussion:</b> The project is not located in such an area. The project site is located within Flood Zone X (areas with minimal risk outside the 1 percent and 0.2 percent annual chance floodplains. No base flood elevations or base flood depths are shown within these zones); Community Panel No. 06081C0385E, effective October 16, 2012.</p> <p><b>Source:</b> 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 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.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?			X

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

**Source:** Project Plans.

8.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X
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**Discussion:** The use of hazardous materials is not proposed as part of the project.

**Source:** Project Plans.

8.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
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**Discussion:** The emissions of hazardous materials, substances, or wastes 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><b>Discussion:</b> The project site is not located in an area identified as a hazardous materials site.</p> <p><b>Source:</b> 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><b>Discussion:</b> The project is not located in such an area.</p> <p><b>Source:</b> 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><b>Discussion:</b> The project is not located in such an area.</p> <p><b>Source:</b> Project Location.</p>				
8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p><b>Discussion:</b> No. The proposed project is located completely on a privately owned parcel. All improvements are located within the parcel's boundaries, and there is no expected impact to any such emergency response or evacuation plan.</p> <p><b>Source:</b> 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	

**Discussion:** The project is located within a Very High 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 include that the existing driveway be improved with turnarounds and turnouts, that sprinklers be installed to the second dwelling unit to be legalized, and that water tanks for fire suppression are provided.

**Source:** Cal-Fire Fire Hazard Severity Zones Maps.

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
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**Discussion:** The project parcel is not located in such an area.

**Source:** Federal Emergency Management Agency Flood Insurance Rate Map 06081C0285E, Effective October 16, 2012.

8.j. Place within an existing 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 Flood Insurance Rate Map 06081C0285E, Effective October 16, 2012.

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
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**Discussion:** The project parcel is not located in a dam failure area.

**Source:** San Mateo County General Plan Hazards Map.

8.l. Inundation by seiche, tsunami, or mudflow?				X
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**Discussion:** The project parcel is not located in such an area.

**Source:** San Mateo County General Plan Hazards Map.



9. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
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 substances, and trash))?				X
<p><b>Discussion:</b> No wastewater discharge is expected with the proposed project.</p> <p><b>Source:</b> 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><b>Discussion:</b> Given that the second dwelling unit is to be legalized is existing and scope of the road improvements, there is no expectation that the unit will result in significant groundwater depletion or interfere with groundwater recharge.</p> <p><b>Source:</b> 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><b>Discussion:</b> The project involves minor alterations to the existing driveway in order to provide emergency access which complies with the applicable fire requirements. However, the project does not significantly alter the drainage pattern of the site nor does it interfere with any watercourse as there is not one present on the site.</p> <p><b>Source:</b> 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><b>Discussion:</b> The proposed project includes measures to ensure that post-development runoff (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 designed by the applicant's professionals and reviewed by staff. Based on this review, it has been 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><b>Source:</b> 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><b>Discussion:</b> See discussion under 9.d, above.</p> <p><b>Source:</b> Project Plans.</p>					
9.f.	Significantly degrade surface or ground-water water quality?				X
<p><b>Discussion:</b> No degradation of surface or groundwater water quality is expected with the proposed project.</p> <p><b>Source:</b> Project Plans.</p>					
9.g.	Result in increased impervious surfaces and associated increased runoff?			X	
<p><b>Discussion:</b> See discussion under 9.d, above.</p> <p><b>Source:</b> Project Plans.</p>					

<b>10. LAND USE AND PLANNING.</b> 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><b>Discussion:</b> There is no land division or development that would result in the division of an established community.</p> <p><b>Source:</b> 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><b>Discussion:</b> As mitigated and conditioned, the project is compliant with applicable land use regulations.</p> <p><b>Source:</b> Project Plans, San Mateo County General Plan, and Zoning Regulations.</p>				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p><b>Discussion:</b> There is no known conservation plan that covers the project parcel.</p> <p><b>Source:</b> San Mateo County General Plan.</p>				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
<p><b>Discussion:</b> 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><b>Source:</b> Project Plans.</p>				
10.e. Result in the introduction of activities not currently found within the community?				X
<p><b>Discussion:</b> The project parcel does not introduce any new uses on to the property. In addition, residential uses are found throughout the community.</p> <p><b>Source:</b> Project Plans.</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><b>Discussion:</b> The project proposes improvements to serve only the subject property. These improvements are completely within the parcel's boundaries of the subject property and do not serve</p>				

to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas.

**Source:** Project Plans.

10.g. Create a significant new demand for housing?				X
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**Discussion:** None proposed.

**Source:** Project Plans.

**11. MINERAL RESOURCES.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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

**Discussion:** None proposed.

**Source:** Project Plans.

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
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**Discussion:** None proposed.

**Source:** Project Plans, Project Location.

**12. NOISE.** Would the project result in:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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		

**Discussion:** During project construction, excessive noise could be generated, particularly during grading and excavation activities. Mitigation Measure 4, as described below, is proposed to reduce the construction noise impact to a less than significant level.

Once construction is complete, the project is not expected to generate significant amounts of noise.

**Source:** Project Plans, San Mateo County Noise Ordinance.

**Mitigation Measure 4:** All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
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**Discussion:** None proposed.

**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
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**Discussion:** None proposed.

**Source:** Project Plans.

12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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**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 expected to be limited. Post-construction, the site should not result in any additional ambient noise.

**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
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**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
<b>Discussion:</b> The project is not located within the vicinity of a private airstrip.				
<b>Source:</b> Project Location.				

<b>13. POPULATION AND HOUSING.</b> 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
<b>Discussion:</b> All of the proposed improvements are completely within the subject parcel's boundaries and are sufficient only to serve it.				
<b>Source:</b> Project Plans.				
13.b. Displace existing housing ( <b>including low- or moderate-income housing</b> ), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
<b>Discussion:</b> None proposed or expected.				
<b>Source:</b> Project Plans.				

<b>14. PUBLIC SERVICES.</b> 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
<b>Discussion:</b> No impact to public services as the project site is already developed.				
<b>Source:</b> Project Plans.				

<b>15. RECREATION.</b> 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
<b>Discussion:</b> All of the proposed improvements are to occur completely on the subject privately owned parcel. Given that the project site is already developed, there is no expected 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.				
<b>Source:</b> Project Plans.				
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
<b>Discussion:</b> No recreational facilities are proposed as part of this project.				
<b>Source:</b> Project Plans.				

<b>16. TRANSPORTATION/TRAFFIC.</b> 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				X

<p>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, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>				
<p><b>Discussion:</b> As discussed previously, all of the site improvements are to occur completely on the subject privately owned parcel. These improvements provide compliant emergency access to existing development on 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><b>Source:</b> Project Location.</p>				
<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?</p>				X
<p><b>Discussion:</b> No. See discussion under 16.a, above.</p> <p><b>Source:</b> Project Location.</p>				
<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?</p>				X
<p><b>Discussion:</b> None proposed.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
<p>16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>				X
<p><b>Discussion:</b> None proposed.</p> <p><b>Source:</b> Project Plans.</p>				
<p>16.e. Result in inadequate emergency access?</p>				X
<p><b>Discussion:</b> The proposed improvements will provide adequate emergency access. The proposed plans have been reviewed and approved by Cal-Fire.</p> <p><b>Source:</b> 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><b>Discussion:</b> No impacts. See discussion under 16.a, above.</p> <p><b>Source:</b> Project Location.</p>					
16.g.	Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p><b>Discussion:</b> No. The proposed project site improvements do not introduce a new use or result in changes outside of the parcel's boundaries. There is no expectation of increase or change to pedestrian patterns in the area.</p> <p><b>Source:</b> Project Plans.</p>					
16.h.	Result in inadequate parking capacity?				X
<p><b>Discussion:</b> No impact. The project site has existing parking which is compliant with the County's parking requirements.</p> <p><b>Source:</b> Project Plans, San Mateo County Zoning Regulations.</p>					

<b>17. UTILITIES AND SERVICE SYSTEMS.</b> 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.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p><b>Discussion:</b> 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 is currently developed with an on-site wastewater treatment system. Currently, on-site wastewater treatment systems are regulated by local agencies. The County's Environmental Health Division has reviewed the proposed project and provided conditional approval based on the information submitted.</p> <p><b>Source:</b> Project Plans, Project Location, San Francisco Bay Regional Water Quality Control Board.</p>					

17.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><b>Discussion:</b> While the site is currently developed with an on-site wastewater system, a review by the County's Environmental Health Division determined that the septic tank was improperly installed. Therefore, the Environmental Health Division's conditional approval includes requirements that the septic tank either be re-installed or replaced. There is no expectation that this work will result in any significant environmental effects.</p> <p>The property is also served by an individual well which currently serves the structure to be legalized. There is no expectation that its continued use will result in any significant environmental effects.</p> <p><b>Source:</b> Project Plans.</p>				
17.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><b>Discussion:</b> The proposed project does require the installation of additional stormwater measures to address the site alterations. However, these measures are relatively minor in nature and will not result in significant environmental effects.</p> <p><b>Source:</b> Project Plans.</p>				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<p><b>Discussion:</b> As mentioned previously, the subject parcel is served by a private well. The roadway improvements do not result in the necessity for new or expanded entitlements. Further, given that the structure to be legalized has been on the site for some time, it is not expected that there should be any new or expanded needs associated with the legalization of the structure.</p> <p><b>Source:</b> Project Plans.</p>				
17.e. 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
<p><b>Discussion:</b> No impact. The project site is not served by a municipal wastewater treatment provider.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				

17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
<p><b>Discussion:</b> The property receives municipal trash pick service, and there is no indication at this time that the landfill utilized has insufficient capacity to continue to serve it.</p> <p><b>Source:</b> Project Plans.</p>				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
<p><b>Discussion:</b> Given that the site has been previously developed with residential uses and is served by a municipal solid waste management company, there is no expectation that the use would result in waste production that would trigger compliance with Federal, State, and/or local statutes and regulations.</p> <p><b>Source:</b> Project Plans.</p>				
17.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
<p><b>Discussion:</b> The road improvements do not require the use of energy once completed. The residential development itself is located in a small clearing on the parcel and currently utilizes solar photovoltaic technology for energy production. Further, the structure to be legalized will be required to comply with all currently applicable efficiency standards (i.e., Title-24, CAL-Green, etc.).</p> <p><b>Source:</b> Project Plans, California Building Code.</p>				
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
<p><b>Discussion:</b> No. See discussion of utility usage in 17.a-h, above.</p> <p><b>Source:</b> Project Plans.</p>				

18. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.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><b>Discussion:</b> No sensitive habitats are mapped in the project area. Minimal improvements are proposed to occur and the areas to be improved are located adjacent to existing development, which ensures that the areas to be disturbed are limited and maintains the majority of the parcel in its natural state.</p> <p><b>Source:</b> Project Plans.</p>				
18.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><b>Discussion:</b> The property is currently improved with residential development, as are many of the adjacent parcels. 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 no expectation that the project either contributes to or creates any cumulative impacts.</p> <p><b>Source:</b> Project Plans.</p>				
18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?				X
<p><b>Discussion:</b> See discussion of 8.a and 8.b, above.</p> <p><b>Source:</b> 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:			

<b>MITIGATION MEASURES</b>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><b>Mitigation Measure 1:</b> The applicant shall implement the following dust control measures during grading and construction activities:</p> <ol style="list-style-type: none"> <li>Water all active construction and grading areas at least twice daily.</li> <li>Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.</li> <li>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.</li> <li>Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.</li> <li>Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).</li> </ol>		

**Mitigation Measure 2:** 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 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 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. 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 3:** 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 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 4:** All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

**DETERMINATION** (to be completed by the Lead Agency).

On the basis of this initial evaluation:

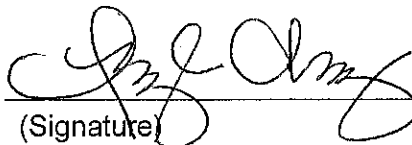
I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

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.

3/18/2014

Date



(Signature)

Project Planner

(Title)

ACC:fc - ACCY0198\_WFH.DOCX  
Initial Study Checklist 10.17.2013.docx

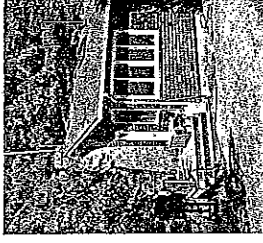
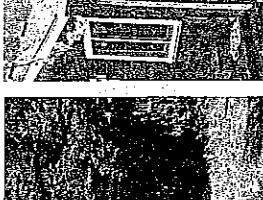
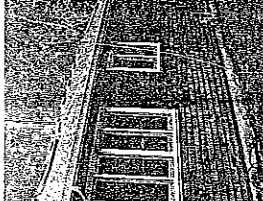
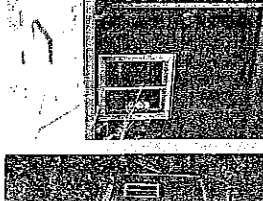
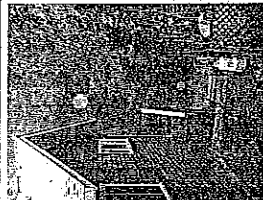
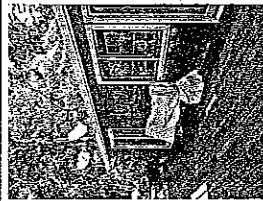


18000 SKYLINE BLVD., WOODSIDE, CA 94062  
 JEFFERY B. STRAUBEL  
 MODIFICATIONS TO THE COTTAGE OF:  
 LEOPOLD VANDENEYDE, A.I.A.  
 Leopold Vandenevnde, A.I.A.  
 1.650-224-6828

SITE PLAN  
 PROJECT DATA  
 PROJECT MAP  
 KEY NOTES  
 JOB NO. 18000-11  
 DRAWN BY LV  
 DATE FEB. 12, 2018  
 REVISIONS  
 SHEET NO. A0  
 OF 6

**GENERAL INFORMATION:**  
 Project Address: 18000 Skyline Blvd., Woodside, CA 94062  
 Owner: Leopold Vandenevnde, A.I.A.  
 Architect: Jeffrey B. Straubel  
 Date: February 12, 2018  
 Project Name: Modifications to the Cottage of Leopold Vandenevnde, A.I.A.  
 Building 1st Floor House Area: 2,498 SF  
 Existing 1st Floor House Area: 2,417 SF  
 Total Existing 1st Floor House Area: 4,915 SF  
 Building 2nd Floor House Area: 824 SF  
 Existing 2nd Floor House Area: 824 SF  
 Total Existing 2nd Floor House Area: 1,648 SF  
 Other Building Floor Area: 7,242 SF

**SCOPE OF WORK:**  
 PROVIDE EXISTING DETACHED 1 BEDROOM COTTAGE WITH 1 BATH AND 1/2 BATH. PROVIDE CODE COMPLIANT ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL. PROVIDE PER COUNTY REQUIREMENTS, PROVIDE ROAD DEPARTMENT REQUIREMENTS, CONTROL THE ENERGY STANDARDS COMPLIANT WITH BUILT STRUCTURE.



**KEY NOTES:**  
 1. RIGHT OF WAY  
 2. EDGE OF PAVEMENT  
 3. EXISTING WATER TANKS  
 4. EXISTING SINGLE FAMILY RESIDENCE  
 5. EXISTING GARAGE  
 6. EXISTING UNDERGROUND SERVICES  
 7. EXISTING UNIMPROVED ROAD TO LA HONDA  
 8. EXISTING DETACHED COTTAGE AREA OF 2,498 SQ FT  
 9. PROPOSED ROAD IMPROVEMENTS PER CIVIL DRAWINGS  
 10. SERVICE UTILITIES

**SHEET LEGEND:**  
 A0: VERTICAL CURVE, EXISTING SERVICE, PROPOSED DATA, SHEET LEGEND, SITE PLAN KEY NOTES  
 A1: FLOOR PLAN, ROOF PLAN, SECTION-A  
 A2: FINISHING PLANS  
 A3: ELEVATIONS  
 A4:1:1: TOTAL CONFORMANCE FORMS  
 A5:1:1: SEPTIC SYSTEM PLAN AND DETAILS  
 C1: SEPTIC DRAINAGE IMPROVEMENTS  
 C2: EROSION CONTROL PLAN  
 C3: DOMESTIC WATER SUPPLY AND SEWERAGE PER CIVIL DRAWINGS  
 C4: DOMESTIC WATER SUPPLY AND SEWERAGE PER CIVIL DRAWINGS

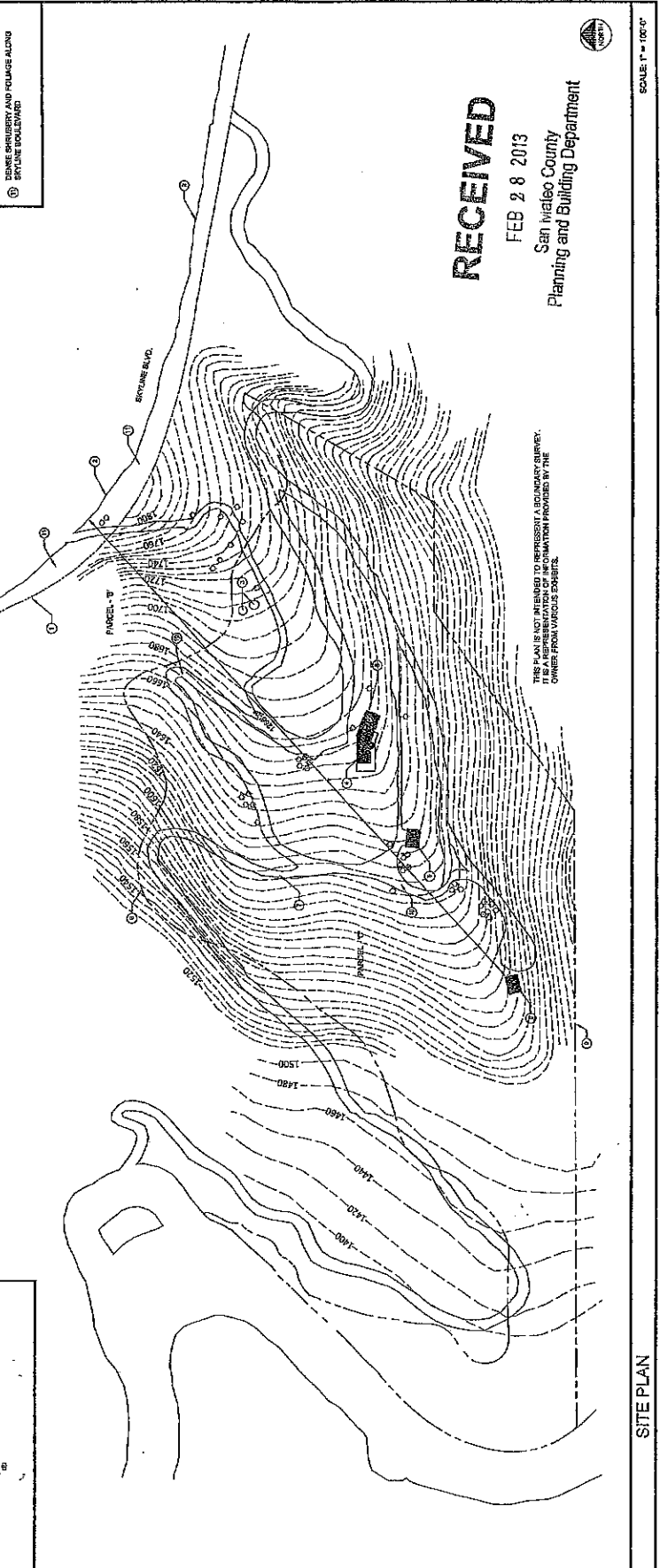
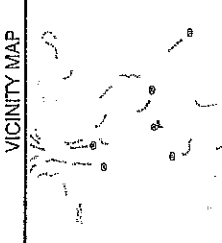
**FIRE SITE NOTES:**  
 THESE LOCATIONS WITHIN THE DEFENSIBLE SPACE SHALL BE UP 9 FEET ABOVE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 14 TO THE BUILDING.  
 NEW POOL COVERINGS SHALL HAVE A MINIMUM CLASS B FIRE RATING.  
 CONTRACTOR TO VERIFY EXISTING GRASS AND SPARK ARRESTOR MADE OF 12 GAUGE WOVEN OR WELDED WIRE SCREEN HAVING OPENINGS NOT EXCEEDING 1/8 INCH.

**DEFERRED SUBMITTAL:**  
 NFPA 1030 AUTOMATIC FIRE SPRINKLER SYSTEM  
 MINIMUM 3 HEAD MOST HYDRAULICALLY DEMANDING CALCULATION WITH NO REGARD TO COMPARTMENTS. FIRE SPRINKLER COVERAGE IN ALL CLOSETS HAVING FULL WIDTH STAIRWAYS. A MINIMUM OF ONE FIRE SPRINKLER HEAD SHALL BE PROVIDED FOR EACH CLOSET ACCESSIBLE AT THE MASTER BEDROOM, AND AN EXTERIOR ALARMA.

**FIRE SITE NOTES:**  
 REMOVAL OF PORTION OF ANY EXISTING STAIRS, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 4 FEET OF ANY STRUCTURE, MAINTAIN ANY REMAINING PORTION OF STAIRS AT LEAST 10 FEET FROM THE HEAD OF THE CHIMNEY.  
 A FUEL BREAK OR DEFENSIBLE SPACE IS REQUIRED AROUND TO A DISTANCE OF NOT LESS THAN 10 FEET FROM THE EXTERIOR WALLS OF THE BUILDING TO THE PROPERTY LINE. THIS IS THE MINIMUM DISTANCE FOR AN AUTOMATION FOR THE REMOVAL OF LIVING TREES.  
 SMOKE ALARMS ARE REQUIRED AS PER THE CALIFORNIA BUILDING CODE. THE EXISTING BEDROOM AND HALLS OR BATHS SHALL BE PROVIDED WITH SMOKE ALARMS AND INTERCONNECTED BY THESE SMOKE ALARMS.

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 NFPA 1030 AUTOMATIC FIRE SPRINKLER SYSTEM  
 MINIMUM 3 HEAD MOST HYDRAULICALLY DEMANDING CALCULATION WITH NO REGARD TO COMPARTMENTS. FIRE SPRINKLER COVERAGE IN ALL CLOSETS HAVING FULL WIDTH STAIRWAYS. A MINIMUM OF ONE FIRE SPRINKLER HEAD SHALL BE PROVIDED FOR EACH CLOSET ACCESSIBLE AT THE MASTER BEDROOM, AND AN EXTERIOR ALARMA.

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THIS PLAN IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. INFORMATION PROVIDED BY THE OWNER FROM VARIOUS SOURCES.

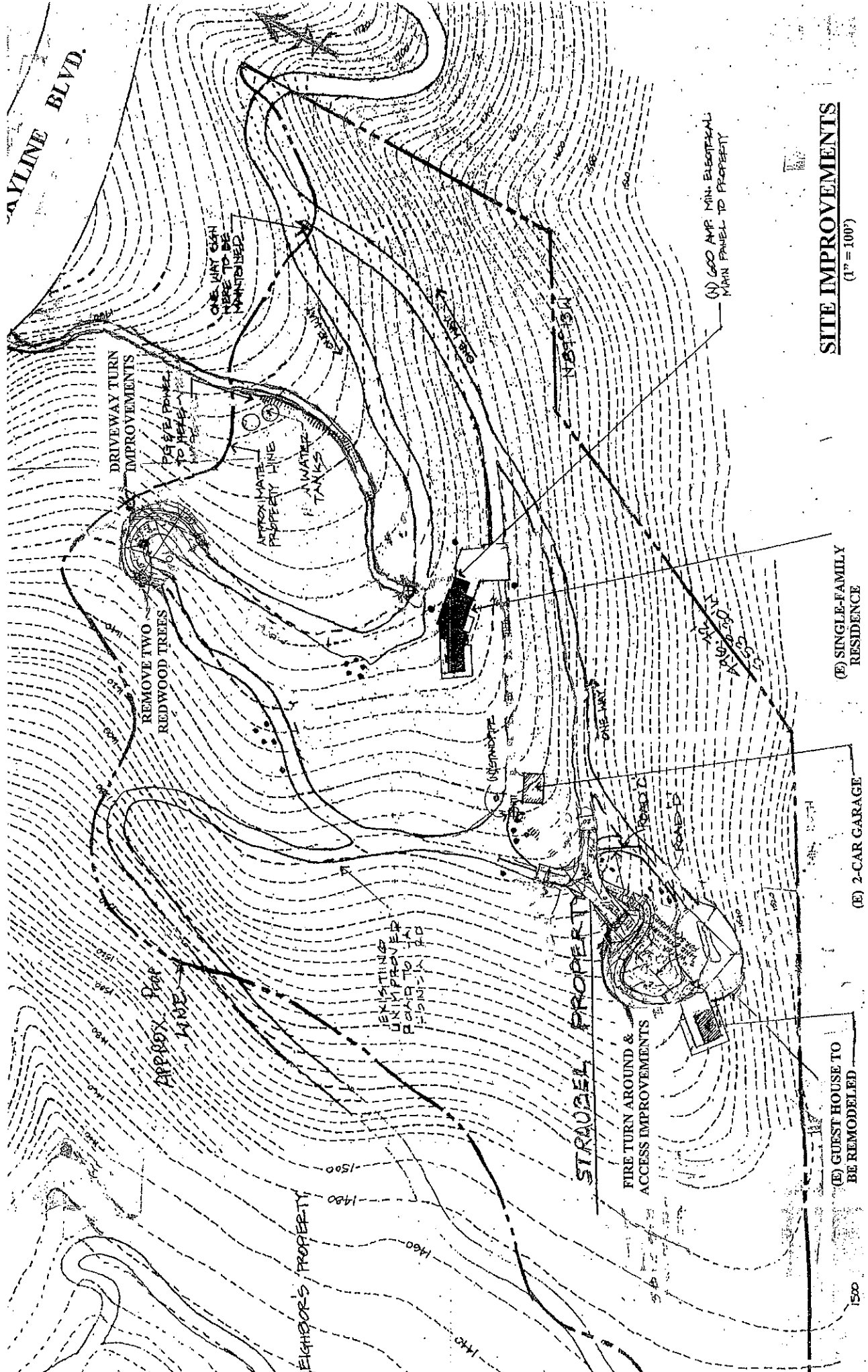
SCALE: 1" = 100'-0"

SITE PLAN

PLANNING - 18000



DAYLINE BLVD.



DRIVEWAY TURN IMPROVEMENTS

REMOVE TWO REDWOOD TREES

ONE WAY CASH HERE TO BE MAINTAINED

APPROXIMATE PROPERTY LINE

APPROXIMATE UNIMPROVED ROAD TO NEIGHBORS PROPERTY

EXISTING

UNIMPROVED ROAD TO NEIGHBORS PROPERTY

FIRE TURN AROUND & ACCESS IMPROVEMENTS

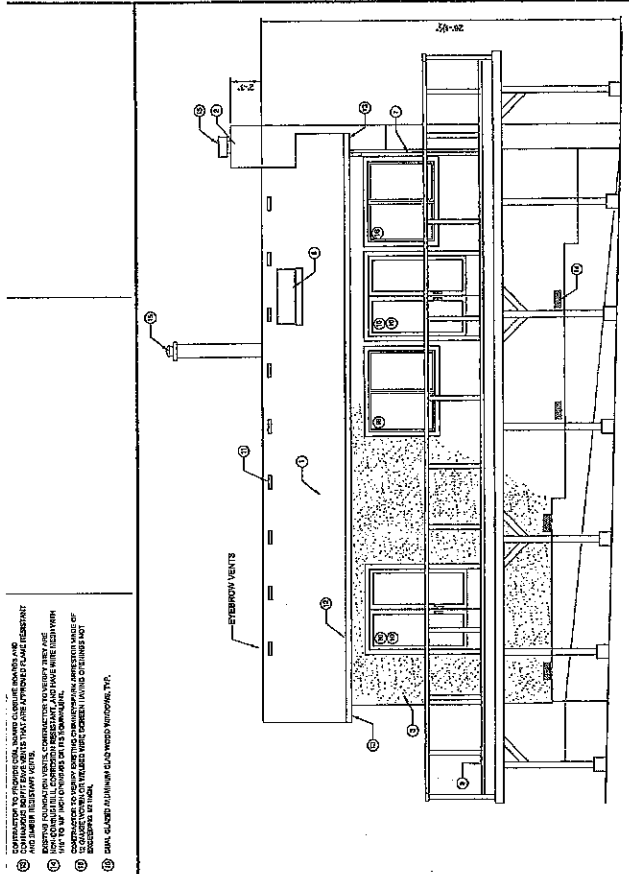
(E) SINGLE-FAMILY RESIDENCE

(E) 2-CAR GARAGE

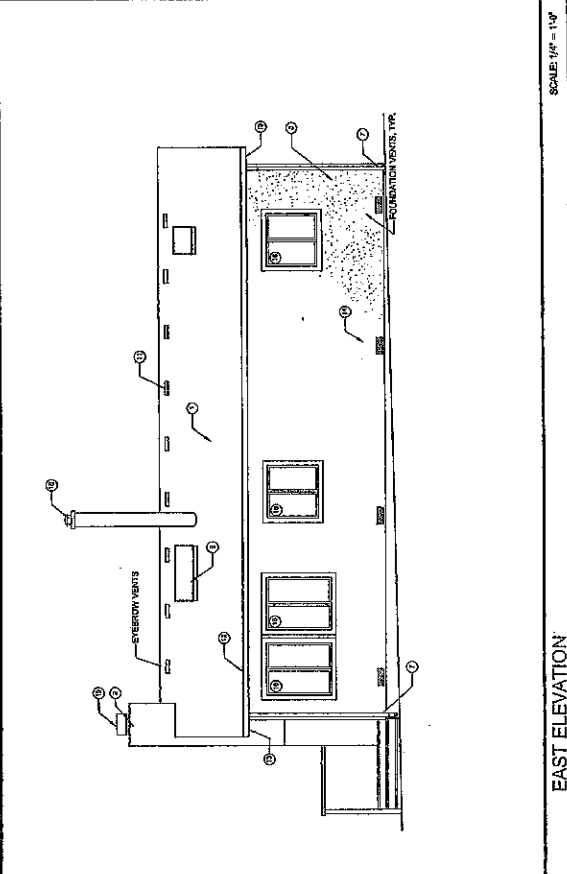
(E) GUEST HOUSE TO BE REMODELED

SITE IMPROVEMENTS (1" = 100')

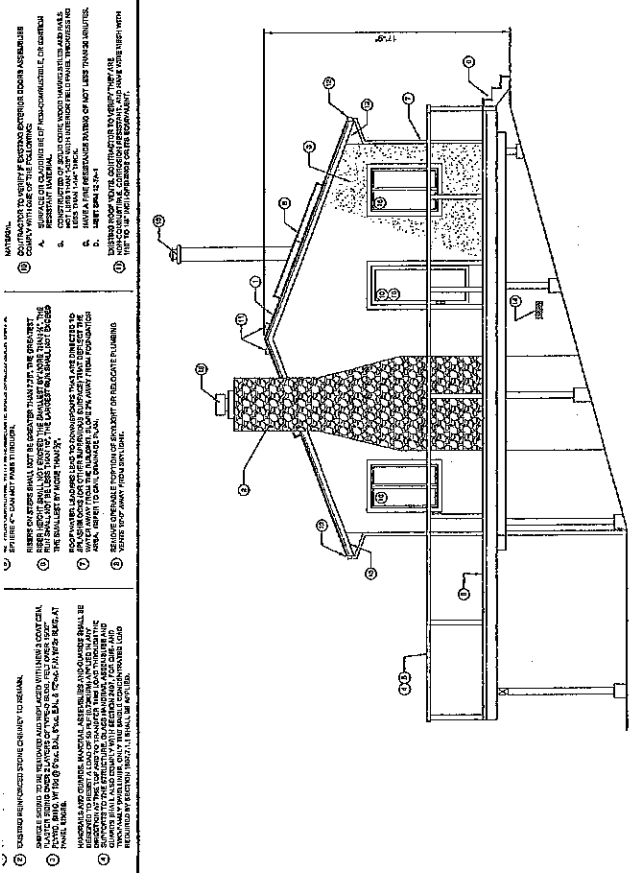
(N) 600 AMP MIN. ELECTRICAL MAIN PANEL TO PROPERTY



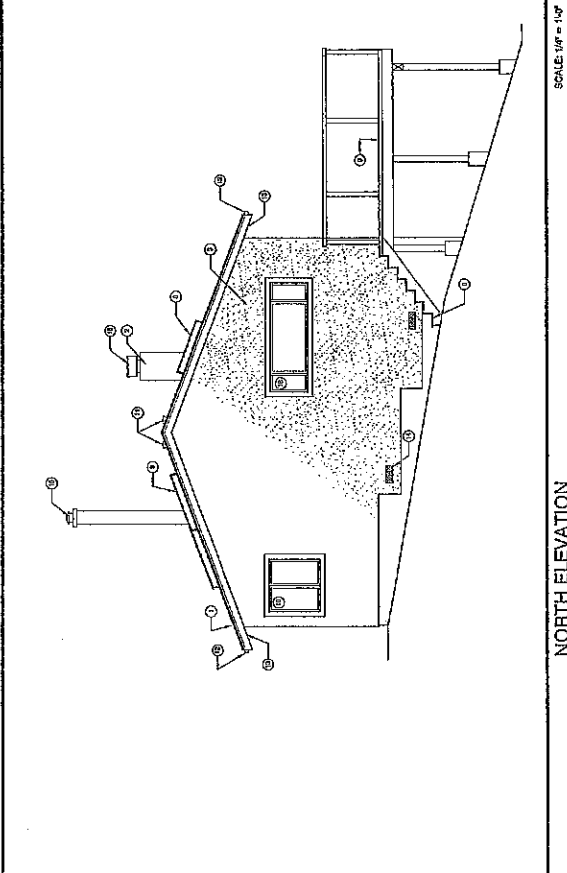
WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"

- MATERIALS:**
- 1. CONSTRUCTION TO PROVIDE SOLID BURNING CLASSIC BRICKS AND SOLID LAMINATED GLASS WITH 1/2" AIR SPACES FLAME RESISTANT
  - 2. EXTERIOR FINISHES TO MATCH EXISTING EXTERIOR FINISHES AND EXTERIOR FINISHES TO MATCH EXISTING EXTERIOR FINISHES
  - 3. CONTRACTOR TO VERIFY EXISTING FOUNDATION AND EXTERIOR WALLS ARE SOUND AND TO REPAIR OR REPLACE AS NECESSARY
  - 4. CONTRACTOR TO VERIFY EXISTING ROOF STRUCTURE AND TO REPAIR OR REPLACE AS NECESSARY
  - 5. EXTERIOR ROOF FINISH TO MATCH EXISTING EXTERIOR ROOF FINISH
  - 6. EXTERIOR ROOF FINISH TO MATCH EXISTING EXTERIOR ROOF FINISH
  - 7. EXTERIOR ROOF FINISH TO MATCH EXISTING EXTERIOR ROOF FINISH
  - 8. EXTERIOR ROOF FINISH TO MATCH EXISTING EXTERIOR ROOF FINISH
  - 9. EXTERIOR ROOF FINISH TO MATCH EXISTING EXTERIOR ROOF FINISH
  - 10. EXTERIOR ROOF FINISH TO MATCH EXISTING EXTERIOR ROOF FINISH

- MATERIALS:**
- 1. EXTERIOR ROOF FINISH TO MATCH EXISTING EXTERIOR ROOF FINISH
  - 2. EXTERIOR ROOF FINISH TO MATCH EXISTING EXTERIOR ROOF FINISH
  - 3. EXTERIOR ROOF FINISH TO MATCH EXISTING EXTERIOR ROOF FINISH
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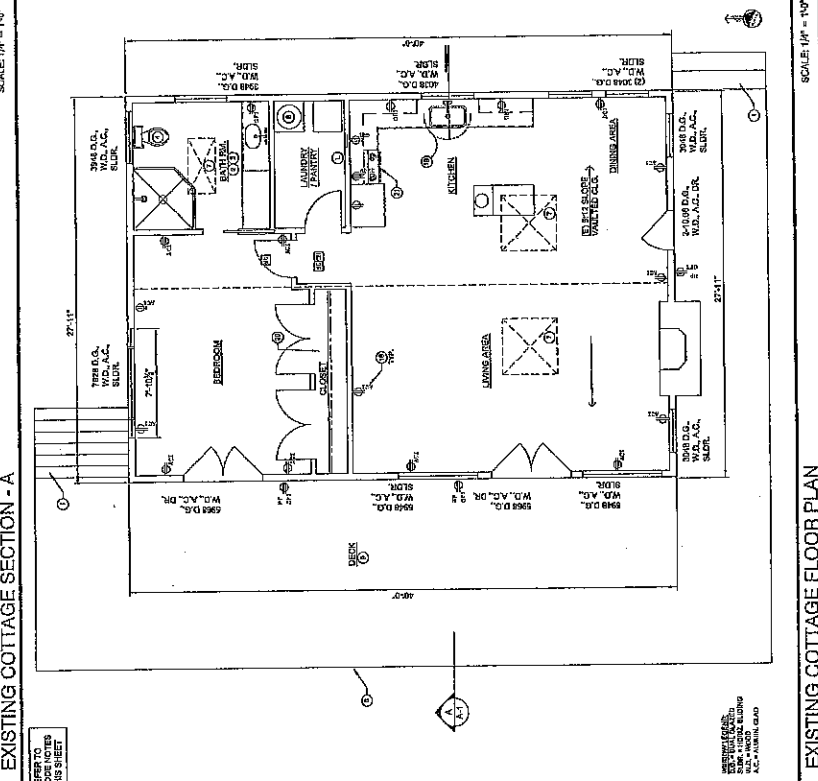
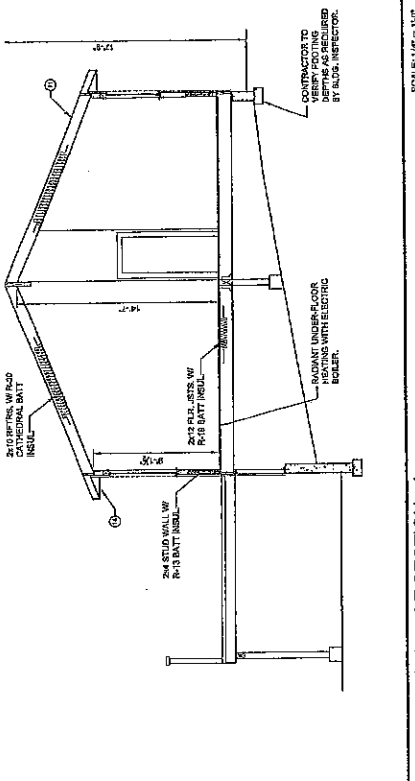
- MATERIALS:**
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  - 3. EXTERIOR ROOF FINISH TO MATCH EXISTING EXTERIOR ROOF FINISH
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MODIFICATIONS TO THE COTTAGE OF:  
**JEFFERY B. STRAUBEL**  
 18000 SKYLINE BLVD., WOODSIDE, CA 94022

EXISTING COTTAGE PLAN  
 EXISTING COTTAGE SECTION  
 SYMBOL LEGEND  
 CORE AND KEY NOTES  
 DATE: FEB. 16, 2018  
 DRAWN BY: LV

SHEET NO. **A1**  
 OF 6



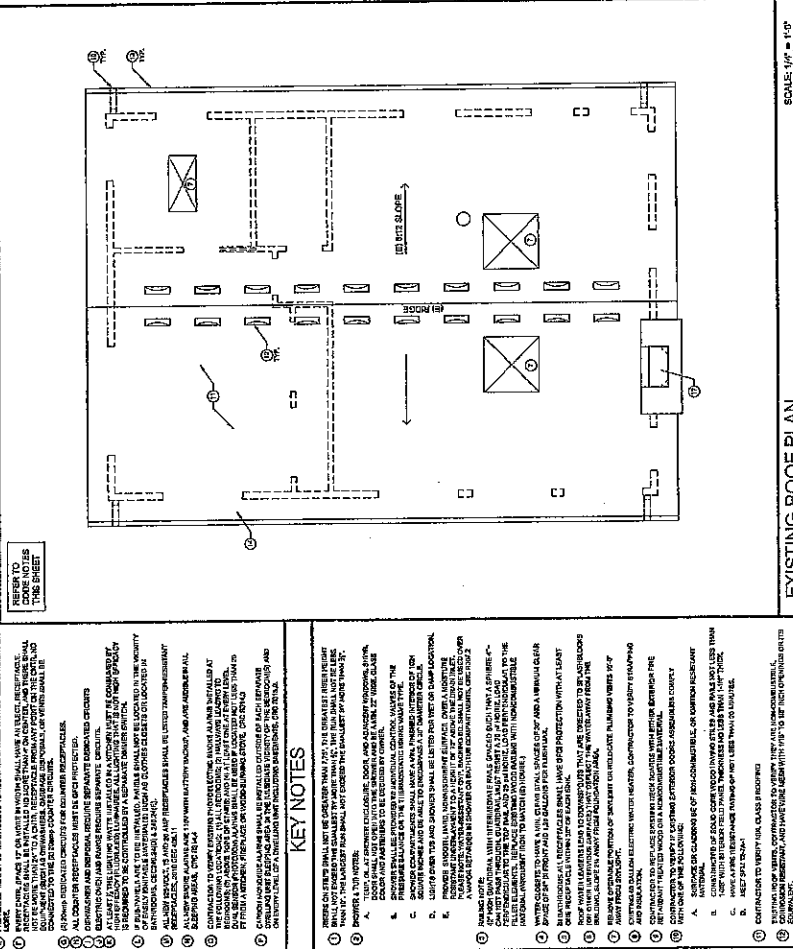
① DIMENSION POINT TO CENTER OF FINISHING OPERATIONS	⑩ GAS CONNECTION	⑮ EXISTING ELECTRICAL WITH ONE PULL SWITCHED
② DIMENSION POINT TO FACE OF FINISHING OPERATIONS	⑪ WATER VALVE, COOLD, HOT	⑯ THERMOSTAT
③ DIMENSION POINT TO FACE OF WATER VALVE	⑫ SMOKE DETECTOR, HARD WIRE 120V	⑰ COMPUTER TERMINAL JACK
④ DIMENSION POINT TO FACE OF WATER VALVE, OR FINISH DRAWING SHEET	⑬ CARBON MONOXIDE ALARM	⑱ TELEVISION ANTENNA OUTLET
⑤ DIMENSION POINT TO FACE OF WATER VALVE, OR FINISH DRAWING SHEET	⑭ FLOURESCENT AND FAN, MIN. 50 CFM	⑳ SINGLE POLE SWITCH
⑥ DIMENSION POINT TO FACE OF WATER VALVE, OR FINISH DRAWING SHEET	⑮ FLOURESCENT, HEAT, AND FAN CONTINUOUSLY OPERATING FAN WITH A MIN. FLOW RATE OF 75 CFM	㉑ TWO WAY, THREE WAY SWITCH
⑦ DIMENSION POINT TO FACE OF WATER VALVE, OR FINISH DRAWING SHEET	⑯ FLOURESCENT, HEAT, AND FAN CONTINUOUSLY OPERATING FAN WITH A MIN. FLOW RATE OF 75 CFM	㉒ SWITCH WITH DIMMER
⑧ DIMENSION POINT TO FACE OF WATER VALVE, OR FINISH DRAWING SHEET	⑰ FLOURESCENT, HEAT, AND FAN CONTINUOUSLY OPERATING FAN WITH A MIN. FLOW RATE OF 75 CFM	㉓ ROSE BIBB
⑨ DIMENSION POINT TO FACE OF WATER VALVE, OR FINISH DRAWING SHEET	⑱ FLOURESCENT, HEAT, AND FAN CONTINUOUSLY OPERATING FAN WITH A MIN. FLOW RATE OF 75 CFM	

**KEY NOTES CONTINUED**

① ROOF GUTTER SHALL BE PROPOSED TO BE INSTALLED TO DRAIN THE ENTIRE ROOF AREA TO THE STREET OR TO A DRAINAGE SYSTEM. THE GUTTER SHALL BE INSTALLED TO DRAIN THE ENTIRE ROOF AREA TO THE STREET OR TO A DRAINAGE SYSTEM. THE GUTTER SHALL BE INSTALLED TO DRAIN THE ENTIRE ROOF AREA TO THE STREET OR TO A DRAINAGE SYSTEM.

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**GENERAL CODE NOTES**

① ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE CALIFORNIA MECHANICAL CODE (CMC).

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