

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

DATE: June 26, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit (CDP), Design Review Permit, and Certificate of Compliance (Type B) to allow construction of a new 2,748 sq. ft. one-story single-family residence, including a 499 sq. ft. attached two-car garage, on a 8,530 sq. ft. parcel on Francisco Street in the unincorporated El Granada area of San Mateo County. Two (2) significant trees are proposed for removal and only minor grading is proposed. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00359 (Biermann)

PROPOSAL

The applicant proposes to construct a new 2,748 sq. ft. one-story, single-family residence, including a 499 sq. ft. attached two-car garage, on a 8,530 sq. ft. parcel. The property is located on Francisco Street, adjacent to a vacant parcel to the north and single-family residences to the west, east and south. Two (2) significant trees are proposed for removal and only minor grading is proposed.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review Permit, and Certificate of Compliance (Type B), County File Number PLN 2018-00359, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

Conformance with the General Plan and the Local Coastal Program (LCP): The project complies with applicable General Plan Policies, including Policy 8.30, and Local Coastal Program Policies, including Policy 1.19, that require the infilling of urban areas where infrastructure and services are available. The project complies with this policy, as the subject site is located within a developed residential area and within an approved residential subdivision. Coastside County Water District and Granada Community Services District have confirmed they are able to serve the parcel.

Conformance with Zoning Regulations: The proposed one-story single-family residence meets the S-17 Zoning District height standards and complies with the maximum lot coverage and floor area and minimum setback requirements of the S-17 Zoning District.

Conformance with Design Review District Standards: The Coastside Design Review Committee (CDRC) considered the project at the regularly scheduled CRDC meeting on March 14, 2019. At that meeting, the CDRC adopted the findings to recommend project approval (Attachment D), finding the project to be compliant with Design Review standards.

Conformance with Subdivision Regulations: A Certificate of Compliance Type B (CoC Type B) is required to legalize parcels in compliance with provisions of the County and State subdivision laws in effect at the time of creation. If the parcel was conveyed separately from any surrounding lots after the County's adoption of its first Subdivision Ordinance in July 1945, a CoC Type B shall be required as is the case with this application. Section 7134.2.c of the Subdivision Regulations allow for the approval and recordation of a CoC subject to a public hearing and the imposition of conditions of approval to ensure that eventual development on the lot complies with public health and safety standards. In this case, access, utilities, water, and sewer service are available and can be installed at the time a building permit is issued for future development.

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

DATE: June 26, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, Design Review Permit, and Certificate of Compliance (Type B), pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to allow construction of a new 2,748 sq. ft. one-story single-family residence, including a 499 sq. ft. attached two-car garage, on a 8,530 sq. ft. parcel on Francisco Street in the unincorporated El Granada area of San Mateo County. Two (2) significant trees are proposed for removal and only minor grading is proposed. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00359 (Biermann)

PROPOSAL

The applicant proposes to construct a new one-story, 2,748 sq. ft. one-story single-family residence, including a 499 sq. ft. attached two-car garage, on a 8,530 sq. ft. parcel. The property is located on Francisco Street, adjacent to a vacant parcel to the north and single-family residences to the west, east and south. Two (2) significant trees are proposed for removal and only minor grading is proposed.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review Permit, and Certificate of Compliance (Type B), County File Number PLN 2018-00359, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Ruemel Panglao, Project Planner, Telephone 650/363-4582

Applicant: Dan Biermann

Owner: David Welch

Location: Francisco Street, El Granada

APN: 047-222-290

Size: 8,530 sq. ft.

Existing Zoning: R-1/S-17/DR/CD

General Plan Designation: Medium Density Residential (6.1 - 8.7 dwelling units/net acre), Urban Land Use

Local Coastal Plan Designation: Medium Low Density Residential

Existing Land Use: Undeveloped

Water Supply: Coastside County Water District

Sewage Disposal: Granada Community Services District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0138F, dated August 2, 2017.

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

Setting: The project site is a moderately sloped vacant lot located along Francisco Street in the unincorporated El Granada area of San Mateo County, within an area of developed parcels with single-family homes of various architectural styles. The subject parcel is adjacent to a vacant parcel to the north and single-family residences to the west, east and south.

Chronology:

<u>Date</u>	<u>Action</u>
September 13, 2018	- Application submitted.
January 25, 2019	- The applicant applied for the removal of 9 significant trees (8 Monterey pines and 1 Coast redwood) under a separate tree removal permit (PLN 2019-00030) due to the poor health and condition of the Monterey pines and that the Coast redwood was being suppressed by the silver dollar eucalyptus. There was the potential need for the trees to be

removed prior to the decision on the Coastal Development Permit.

- February 6, 2019 - Application complete.
- March 14, 2019 - The Coastside Design Review Committee (CDRC) considers the project and recommends approval based on its conformance with Design Review standards.
- May 30, 2019 - Tree Removal permit PLN 2019-00030 was approved.
- June 26, 2019 - Planning Commission Public Hearing

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with all General Plan Policies, including the following:

a. Visual Resources

Policy 4.15 (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships, and other aesthetic considerations. Policy 4.16 (*Supplemental Design Guidelines for Communities*) also encourages the County to have supplemental site and architectural design guidelines for communities to reflect local conditions, characteristics, and design objectives that are flexible enough to allow individual creativity. The proposed single-family residence is proposed on property in El Granada, in one of the County's Design Review districts. The project was reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast by the Coastside Design Review Committee at their regular meeting on March 14, 2019. The project's compliance with applicable design review standards is discussed further in Section 5 of this report, below.

Policy 4.36 (*Urban Area Design Concept*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas and to ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The project

was found to be compatible with the architectural style of the surrounding neighborhood.

b. Urban Land Use

Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The project complies with this policy, as the subject site is located within a developed residential area and within a recorded residential subdivision. Water and sewer service connections are available for the project, as discussed below.

2. Conformance with the Local Coastal Program

A CDP is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. The parcel is not located in a scenic corridor, nor does the property contain or adjoin an area of sensitive habitat. The property is located outside of the California Coastal Commission (CCC) Appeals jurisdiction and involves a residential use that is allowed in the zoning district. However, as a Certificate of Compliance Type B is required to legalize the parcel, a CDP is required and the County's decision on the CDP is appealable to the CCC, as discussed in this section.

Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development

Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) requires that no permit for development in the urban area shall be approved unless it can be demonstrated that it will be served with adequate water supplies and wastewater treatment facilities. As stated previously, the Coastside County Water District and the Granada Community Services District have confirmed adequate supply and treatment capacity to serve the parcel.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened by new residential development. As of the printing of this report, four building permits for new dwelling units have been issued in 2019. This requested permit would be valid for 5 years; therefore, the project is likely to be, and would be required to be, within the building permit limit.

Policy 1.29 (*Legalizing Parcels*) requires a Coastal Development Permit (CDP) when issuing CoCs (Type B) to legalize parcel(s). The applicant has submitted an application, along with the appropriate fees, for said permit. Policy 1.30 (*Coastal Development Permit Standards of Review for Legalizing Parcels*) provides standards for review when legalizing parcels. On undeveloped parcels created before Proposition 20 (effective date January 1, 1973), it must be determined that the parcel configuration will not have any substantial adverse impacts on coastal resources, in conformance with the standards of review of the Coastal Development District regulations. Permits to legalize this type of parcel shall be conditioned to maximize consistency with LCP resource protection policies. There is no evidence or reason to believe that the proposed parcel legalization would result in development impacting coastal resources, as the lot is larger than the 5,000 sq. ft. minimum lot size required by the S-17 Zoning District, does not contain sensitive habitat, and is not located in a scenic corridor. The parcel is accessible from Francisco Street, an improved County-maintained road. Legalization of the subject parcel must conform to the LCP's "Locating and Planning New Development" component including policies addressed in Policy 1.5 (*Land Uses and Development Densities in Urban Areas*) incorporating the adopted Montara-Moss Beach-El Granada Community Plan into the Land Use Plan. As discussed in this report, future development of the parcel with a single-family house would comply with General Plan, LCP, and the S-17 Zoning District, including allowed uses and density. Staff has added Condition No. 3 to require the applicant to work with Planning staff to record the Certificate of Compliance Type B prior to the Current Planning Section's approval of the building permit for the residence.

Policy 1.36 (*Half Moon Bay Airport Influence Area Requirements – Map 1.5*) shows that the project site in the Half Moon Bay Airport Influence Area (Zone 7) based on the Half Moon Bay Safety Zones Map of the Airport Land Use Compatibility Plan (ALUCP) for the Environs of Half Moon Bay Airport adopted in October 2014. The aircraft accident risk level is considered to be low in Zone 7. Single-family residential uses are not prohibited within this zone. The project also meets the infill requirement of the ALUCP. Regarding noise, the site is outside of the mapped noise contours on the 2032 Noise Exposure Contours map of the ALUCP. See further discussion in Section 3.

b. Visual Resources

Policies 8.9(a) and 8.9(b) (*Trees*) requires new development to minimize tree removal and to protect significant trees per the

Significant Tree ordinance. Two significant trees are proposed for removal and only minor grading is proposed. The applicant has been approved for the removal of 9 other trees under a separate permit (PLN 2019-00030) because of their overall poor condition. The arborist report, prepared by licensed arborist Robert Weatherill (WE-1936A), noted that the two trees, one 12.9" diameter at breast height (DBH) Green Ash (*Fraxinus udhei*) and one 27.2" DBH Silver Dollar Eucalyptus (*Eucalyptus polyanthemos*), are in fair to good condition and should be protected during construction (Attachment E). The County Arborist concurred with the project arborist in that those two trees should be retained. In their review, the CDRC recommended the removal of the two remaining trees, signifying that their removal meets the relevant Design Review standards.

Policy 8.12(a)(1) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes El Granada. The project is, therefore, subject to Design Review criteria established by Section 6565.20 of the Zoning Regulations. The Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on March 14, 2019, determined that the project is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 5.

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed residence complies with these guidelines as follows:

- (1) On-site grading is not extensive and only limited to standard construction activity.
- (2) The proposed materials for the house, such as stone veneer and wood, have a natural appearance.
- (3) The proposed house design uses gable and hipped roofs, including non-reflective, black composition shingle as the primary roof material.
- (4) The proposed house is designed to be compatible with other houses in the area since the proposed overall lot coverage of 38.1% (3,247 sq. ft.) is within the maximum allowed of 50% (4,265 sq. ft.). Additionally, the total floor area proposed is 44.4% (3,186 sq. ft.), lower than the maximum allowed of 53% (4,521 sq. ft.).

3. Conformance with the Half Moon Bay Airport Land Use Compatibility Plan

Upon review of the provisions of the Half Moon Bay ALUCP for the Environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project’s site location complies with the safety, noise and height limit criteria for airport compatibility. The project site is located in the Half Moon Bay Airport Runway Safety Zone 7, Airport Influence Area (AIA), where accident risk level is considered to be low. The AIA Zone does not prohibit residential land uses. The project site is outside of the defined aircraft noise exposure contours and, therefore, would not be exposed to high levels of aircraft noise. The proposed height of 16 feet does not penetrate the established airspace threshold.

4. Conformance with S-17 District Development Standards

The proposal complies with the property’s R-1/S-17/DR/CD Zoning designation, as indicated in the following table:

	S-17 Development Standards	Proposed
Building Site Area	5,000 sq. ft.	8,530 sq. ft. (existing)
Maximum Building Site Coverage	(50%) 4,265 sq. ft.	(38.1%) 3,247 sq. ft.
Maximum Floor Area	(53%) 4,521 sq. ft.	(44.4%) 3,186 sq. ft.
Minimum Front Setback	20 ft.	20 ft. 1 in.
Minimum Rear Setback	20 ft.	20 ft. 1 in.
Minimum Right Side Setback	5 ft.	5 ft.
Minimum Left Side Setback	5 ft.	10 ft.
Minimum Combined Side Yard Setback	15 ft.	15 ft.
Maximum Building Height	28 ft.	16 ft.
Minimum Parking Spaces	2	2
Facade Articulation	Finding by CDRC	Complies

The proposed one-story single-family residence meets height and setback standards and complies with maximum lot coverage and floor area, as well as the façade articulation requirements of the S-17 Zoning District. The project’s design, scale, and size are compatible with other residences located in the vicinity as discussed in Section 2(b).

5. Conformance with Design Review District Standards

The Coastsides Design Review Committee (CDRC) considered the project at the regularly scheduled CRDC meeting on March 14, 2019. At that meeting, the CDRC adopted the findings to recommend project approval

(Attachment D), pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1 Landscaping; Standard (b): The landscape plan is compatible with the surrounding area;
- b. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building mass, shape and scale; neighborhood scale; Standard (1): The shape, scale and color are complimentary to the other homes in the neighborhood; and
- c. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building mass, shape and scale; (a) Building forms step down with existing grade.

6. Conformance with the Subdivision Regulations

The division of land creating the subject parcel must be legally confirmed as it is an undeveloped lot of an antiquated subdivision; in this case, it is Lot 15 of Block 30 as shown on that map entitled "Subdivisions Nos. 1 and 3 of Granada," filed in the County Recorder of San Mateo County, on August 4, 1908. The County Subdivision Regulations Section 7134 requires either a Type A or Type B Certificate of Compliance (CoC) to resolve and confirm a parcel's legality. To qualify for a CoC Type A (pursuant to Section 7134.1), it must be confirmed that the subject project parcel was conveyed separately from any surrounding lots prior to the County's adoption of its first Subdivision Ordinance in July 1945. If such conveyance is confirmed to have occurred after that date, a CoC Type B shall be required, pursuant to Section 7134.2, as is the case with this application.

While the subject Lot 15 was initially part of the cited "Subdivisions Nos. 1 and 3 of Granada," recorded in 1908, it continued to be conveyed together with other parcels until October of 1962. Only at that time was the lot conveyed separately from adjacent lots, thus requiring the CoC Type B. Section 7134.2.c allows for the approval and recordation of a CoC subject to a public hearing and the imposition of conditions of approval to ensure that development on the parcel complies with public health and safety standards.

In this case, access can be provided by a County-maintained road, and all utility services are available, including water and sewer and can be installed upon issuance of a building permit. As such, there are no additional conditions to be required prior to recordation of the CoC Type B.

Staff has added Condition No. 3 to require the applicant to work with staff to record the CoC Type B prior to the Current Planning Section's approval of the building permit for the residence.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

A project referral was sent to the MCC and they indicated that they have no comments.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION (CCC)

A project referral was sent to the CCC and no comments were received.

E. REVIEWING AGENCIES

Building Inspection Section
Drainage Section
Geotechnical Section
Coastside Fire Protection District
Coastside County Water District
Granada Community Services District
California Coastal Commission
Midcoast Community Council
Department of Public Works

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Coastside Design Review Committee Decision Letter, dated May 24, 2019
- E. Arborist Report
- F. Pictures of Story Poles

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00359

Hearing Date: June 26, 2019

Prepared By: Ruemel Panglao
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding infill development, minimization of tree removal, and design review standards.
3. That where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
4. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed.
5. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. As of the printing of this report, four building permits for new dwelling units have been

issued in 2019. This requested permit would be valid for 5 years; therefore, the project is likely to be, and would be required to be, within the building permit limit.

Regarding the Design Review, Find:

6. The project, as proposed and conditioned, has been reviewed and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1 Landscaping; Standard (b): The landscape plan is compatible with the surrounding area;
 - b. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building mass, shape and scale; neighborhood scale; Standard (1): The shape, scale and color are complimentary to the other homes in the neighborhood; and
 - c. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building mass, shape and scale; (a) Building forms step down with existing grade.

RECOMMENDATIONS OF THE COASTSIDE DESIGN REVIEW COMMITTEE¹

1. The secondary stone accent material should match the scale of the hatch shown on the elevations (no less than 3 inches high and no wider than 16 inches).
2. Shingle siding may be used as a siding option.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on June 26, 2019 and as reviewed by the Coastsides Design Review Committee on March 14, 2019. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit and Design Review approvals shall be valid for five (5) years from the date of final approval in which time a building permit shall be issued and a completed inspection (to the satisfaction of the building inspector)

¹ Compliance is recommended but not required.

shall have occurred within 180 days of its issuance. An extension of these approvals will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.

3. Prior to the issuance of a building permit for the project, the owner shall work with the Project Planner to record the Certificate of Compliance (Type B) with the County Recorder's Office, as required to establish the legality of the existing parcel, APN 047-222-290. The owner shall provide, to the project planner, a legal description of the parcel for recordation.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site:
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to the Planning Department approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until

a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of 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.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and Construction Best Management Practices.

- m. Additional Best Management Practices, in addition to those shown on the plans may be required by the building inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Geotechnical

Section, the Granada Community Services District, the Coastside County Water District, and the Coastside Fire Protection District.

10. No site disturbance shall occur, including any vegetation/tree removal or grading, until a building permit has been issued.
11. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Francisco Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Francisco Street. There shall be no storage of construction vehicles in the public right-of-way.
12. The exterior color samples submitted to the Coastside Design Review Committee (CDRC) are conditionally approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
14. Installation of the approved landscape plan is required prior to final inspection.
15. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide required forms. WELo applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. WELo also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:

- a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
16. At the building permit application stage, the applicant shall submit a tree protection plan, including the following:
- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;
 - b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;
 - d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;

- e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;
 - f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2 x 4 boards in concentric layers to a height of 8 feet; and;
 - g. Prior to Issuance of a building permit or demolition permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.
17. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees. Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact the Building Inspection Section at 650/599-7311, to schedule a pre-site inspection. A \$144 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.

Building Inspection Section

- 18. A building permit shall be obtained for the proposed construction.
- 19. The proposed project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version.

Drainage Section

- 20. The drainage design concept is approved; details of the drainage design will be reviewed at the building permit stage.
- 21. Drainage report, drainage calculation package, drainage plans, and C3 C6 Checklist will be reviewed in detail at the building permit stage.
- 22. The figures on the plans, including but not limited to, percolation test results, shall be consistent with the building permit stage submission.

23. The submission of drainage details at the building permit stage shall provide drainage design features buried in the sandy layer with depth consistent with the boring data shown in the project geotechnical report.
24. The submission of drainage details at the building permit stage shall provide impermeable barriers for infiltration trench edges closest to the property line.

Department of Public Works

25. All work in the public right of way, including but not limited to driveways, utility cuts, and sidewalk repair, shall provide County standard details at the building permit stage. Contractors shall apply for encroachment permit before any construction starts in the public right of way.
26. 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.

Geotechnical Section

27. The geotechnical report shall be reviewed at the building permit stage. The current foundation design provided by the geotechnical consultant of record is drilled piers with grade beam system.

Granada Community Services District (District)

28. The applicant must obtain a sewer connection permit to connect the project to the District's wastewater facilities.

Coastside County Water District (CCWD)

29. The project is required to comply with CCWD's Water Use Efficiency Ordinance, which includes regulations on water metering.
30. Fire sprinklers shall be served from a separate water service connection with a separate fire meter. CCWD does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, so there shall be no cross connections. Fire sprinkler drawings, details and plans must reflect these conditions.

Coastside Fire Protection District (Fire Department)

31. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and

able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15 percent shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

32. 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 four inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch x 18-inch green reflective metal sign.
33. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.
34. A fire flow of 500 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire Department's final approval of the building permit or before combustibles are brought on-site.
35. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2-inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
36. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement

for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.

37. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
38. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

RP:pac - RSPDD0277_WPU.DOCX



County of San Mateo - Planning and Building Department

ATTACHMENT B



San Mateo County Planning Commission Meeting

Owner/Applicant:

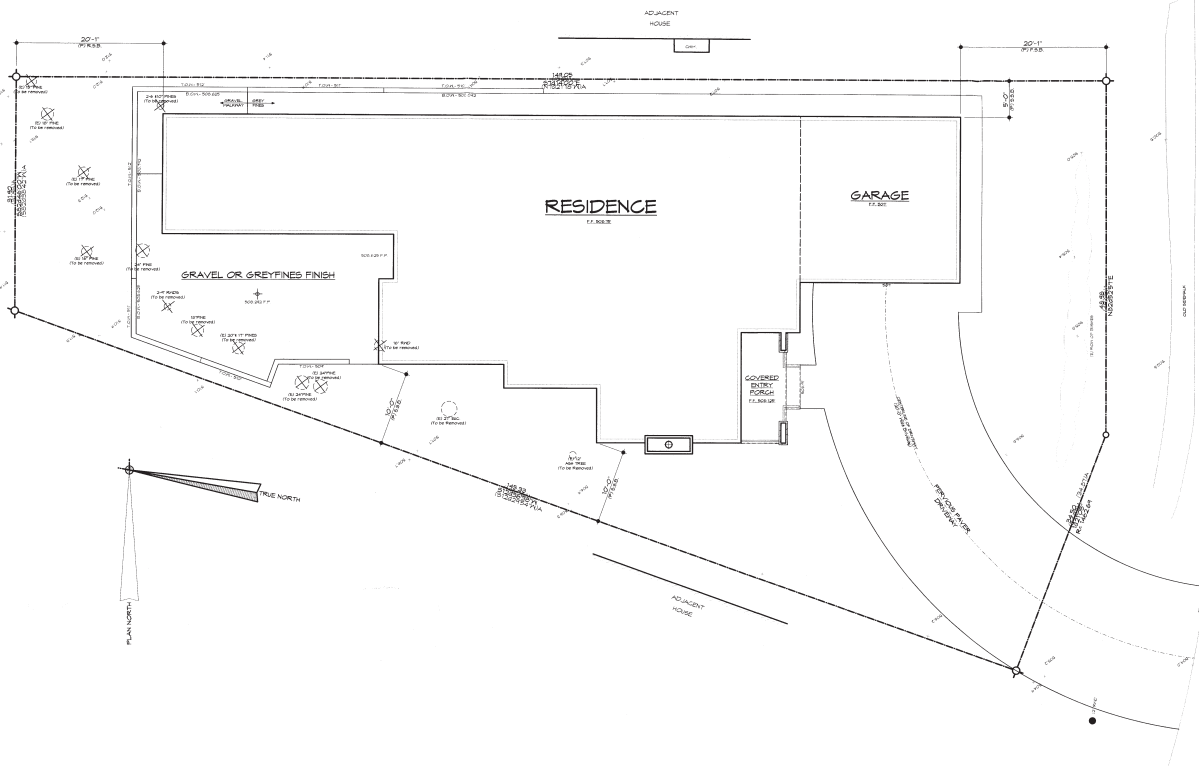
Attachment:

File Numbers:

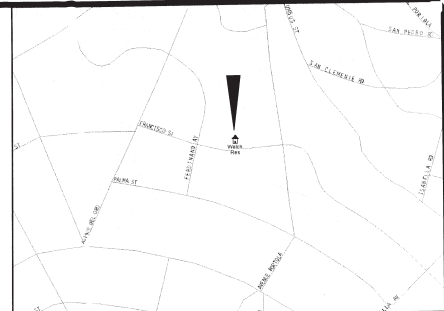


County of San Mateo - Planning and Building Department

ATTACHMENT C



SITE PLAN



SITE MAP

ZONE: R-1, S17, DR, CD (exempt) Single Family Residence
 TYPE OF CONSTRUCTION: VB
 BUILDING OCCUPANCY: R-3/U
 PARKING: 2-Car Covered
 MAXIMUM HEIGHT: 16'-0"
 DAYLIGHT PLANE: N/A
 A.P.N.: 041-222-230

SETBACKS:	REQUIRED (Min.)	EXISTING	PROPOSED
FRONT:	20'-0"	N/A	20'-0"
REAR:	20'-0"	1'-0"	20'-0"
SIDE (Left):	5'-0"	1'-0"	5'-0"
SIDE (Right):	5'-0"	1'-0"	5'-0"

LOT AREA: 8530.00 Sq. Ft. (1.7)
 LOT COVERAGE ALLOWED: 50% x 8530.00 = 4265.00 Sq. Ft.
 FLOOR AREA ALLOWED: 50% x 8530.00 = 4265.00 Sq. Ft.

RESIDENTIAL CALCULATIONS:

AREA OF PROPOSED RESIDENCE:	2654.00 Sq. Ft.
AREA OF PROPOSED GARAGE:	495.00 Sq. Ft.
AREA OF PROPOSED COVERED PORCH:	92.00 Sq. Ft.
	(32.00 Sq. Ft. (c/ 4'-0"))

PROPOSED LOT COVERAGE: 3245.00 Sq. Ft. (38%)
 PROPOSED FLOOR AREA: 3185.00 Sq. Ft. (37%)
 PROPOSED CUT/FILL: 230 C.Y./10 C.Y.

PROJECT DATA

- SECTION IDENTIFICATION SHEET NUMBER
- STRUCTURAL DETAIL IDENTIFICATION SHEET NUMBER
- SHEARWALL IDENTIFICATION SHEARWALL NUMBER
- INTERIOR ELEVATION IDENTIFICATION INT. ELEV. LETTER/ NUMBER
- WINDOW SYMBOL IDENTIFICATION INT. ELEV. LETTER/ NUMBER
- NEW CONSTRUCTION (Additions Only)
- EXISTING CONSTRUCTION (Additions Only)
- EXISTING WALLS REMOVED (Additions Only)
- AREA OF ADDITION (See Site Plan)
- "SIMPSON" HOLDOWN: N/A
- "SIMPSON" HOLDOWN: N/A
- "SIMPSON" STRAP: N/A
- "SIMPSON" STRAP: N/A

CONSTRUCTION LEGEND

RECEIVED
 JAN 26 2019
 San Mateo County
 Planning Division

REVISIONS	BY

Professional Members of
A1
BD

DESIGN STUDIO

1000 El Camino Real
Suite 100
San Mateo, CA 94401
Tel: 650.594.1000
www.DSdesign.com

WELCH RESIDENCE

NON-STUB, FRANCISCO STREET
EL GRANADA, CALIF. 94019
A1-N041-222-230

SITE PLAN
SITE MAP
PROJECT DATA
CONSTRUCTION LEGEND

DRAWN: DB/RC
 CHECKED: DB
 DATE: 1.24.19
 SCALE: 1/8"=1'-0"
 JOB NO: 17-106
 SHEET:

A1

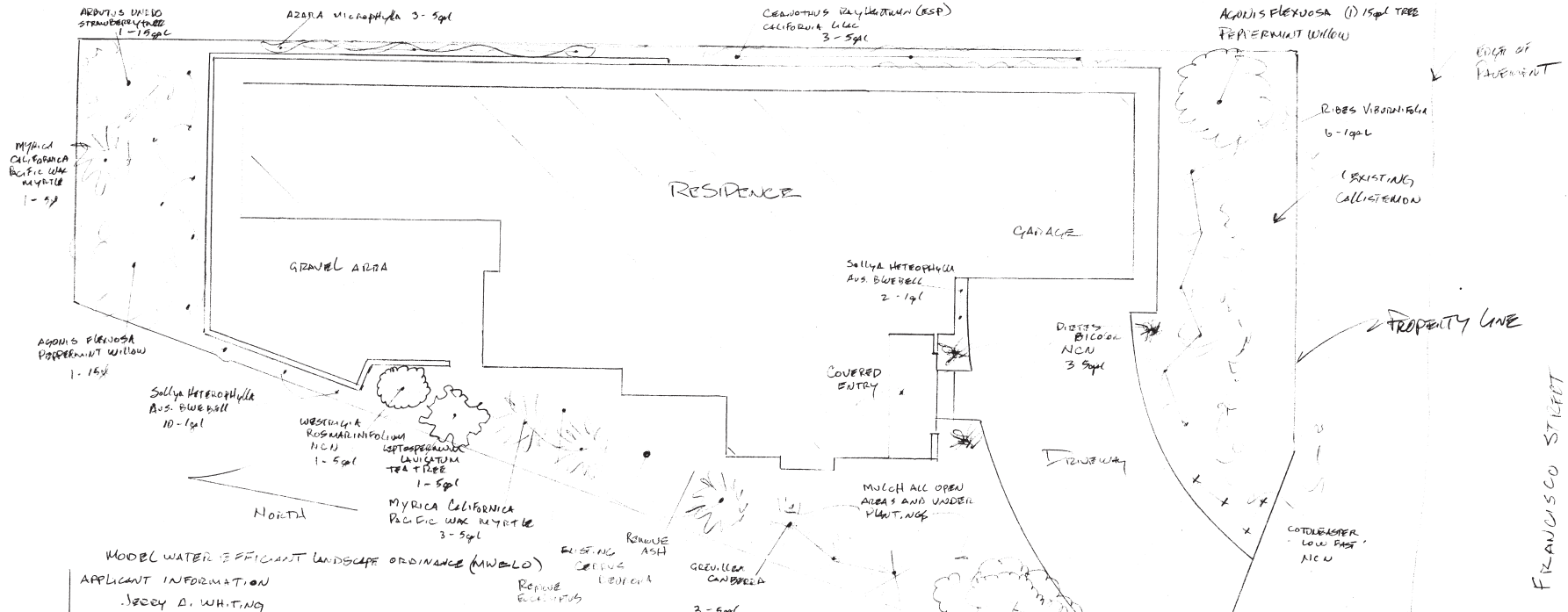
OF 0 SHEETS

FLORA FARM
 340 PURISSIMA ST.
 HALF MOON BAY
 CA. 94019
 LC.# 549103

LANDSCAPE PLAN

PLANTING NOTES

1. INCORPORATE COMPOST AT A RATE OF AT LEAST 3 CUBIC FEET 1000% TO A DEPTH OF 6" INTO LANDSCAPE AREA,
2. A MINIMUM 3" LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF TYPE C2 CREEPING OR FOOTING SPECIAL COVERS



MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MUELDO)

APPLICANT INFORMATION
 JERRY A. WHITING
 650 678-5801
 340 PURISSIMA ST. HALF MOON BAY CA. 94019
 BURL'S FLOWERS & PLANTS, SAN

Project
 WELCH RESIDENCE, FRANCISCO ST. BL GRANADA
 NEW DWELLING

THIS PROJECT DOES INCORPORATE LANDSCAPING EQUAL TO OR LESS THAN 2500 SQFT AND WILL BE USING THIS FORM TO IDENTIFY PRESCRIPTIVE REQUIREMENTS WHICH WILL BE INCLUDED AS PART OF THE LANDSCAPE PROJECT.

TOTAL LANDSCAPE AREA - 1540 SQFT
 TURF AREA - NA
 SPECIAL LANDSCAPE AREA - NA
 WATER TYPE - POTABLE
 NAME OF WATER PURVEYOR - CDM

SIGNATURE: I CERTIFY THE ABOVE INFORMATION IS CORRECT AND AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MUELDO

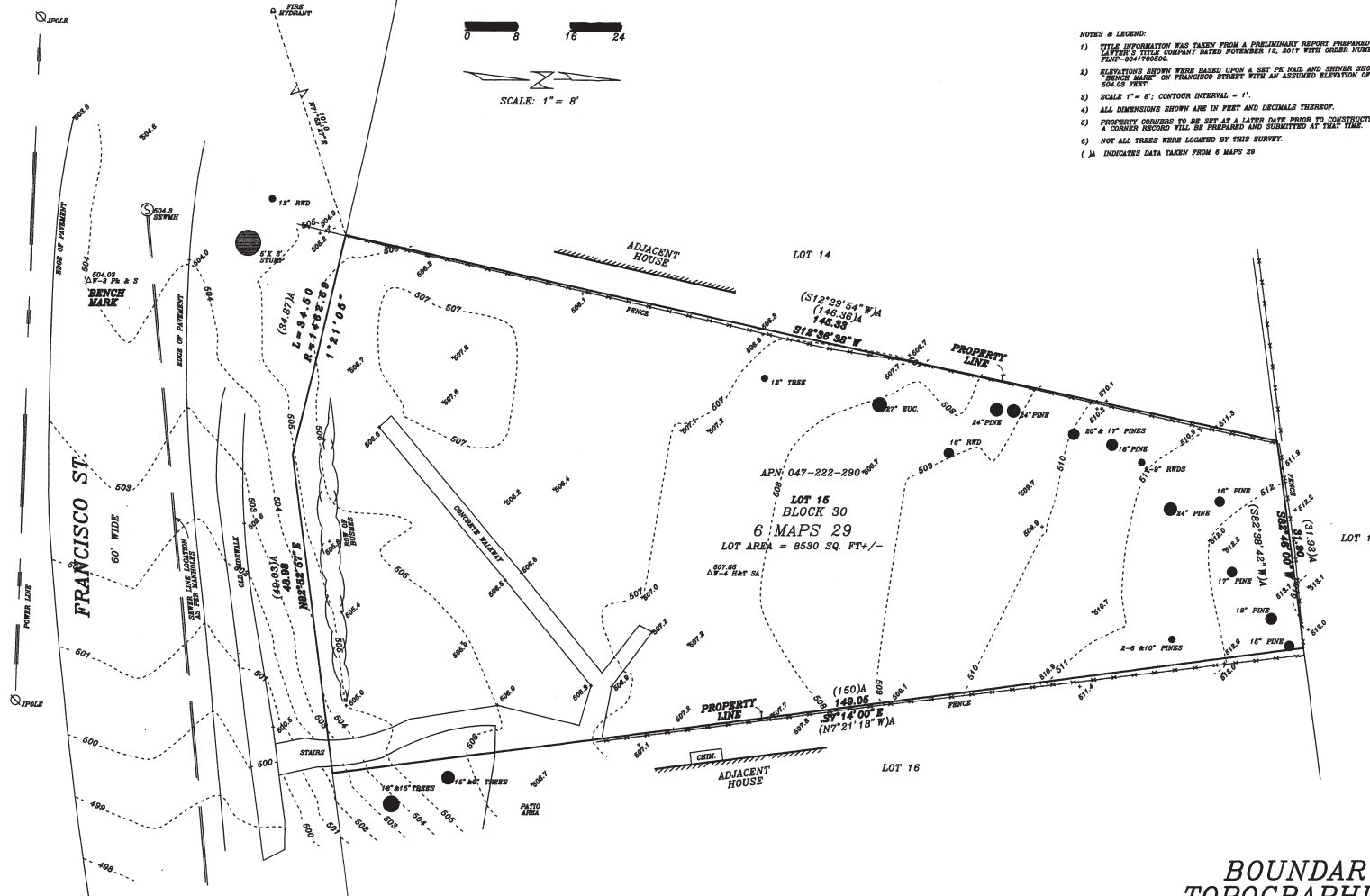
* ALL PLANTINGS TO BE WATERED BY HAND

BOTANICAL NAME	COMMON NAME	Qty	SIZE	MULTIPLY	PLANT TYPE
ACQUIS FLEXUOSA	FRANKMINT WILLOW	2	15pl	L	EVEN TREE
WESTINGIA ROSMARTINIFOLIA	NCM	1	5pl	L	EVEN SHRUB
COTONEASTER LOW FERT	NCM	6	1pl	L	EVEN GR. COV.
CEDREOTHUS RAY-HARTMANII	CALIF. LILAC	3	5pl	L	EVEN SHRUB
LEPTOSPERMUM LAEVIGATUM	TREE TREE	1	5pl	L	EVEN SHRUB
ARBUTUS UNEDO	STRANDBERRY TREE	1	15pl	L	EVEN TREE
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	4	5pl	L	EVEN SHRUB
AZARA MICROPHYLLA	BOX LEAF DEAD	3	5pl	M	EVEN SHRUB
SOLLYA HETEROPHYLLA	AUSTRIAN BLUEBALL	12	1pl	L	EVEN GR. COV.
RIBES VIRGINICUM	EVEN CURRENT	6	1pl	L	EVEN GR. COV.
DIERIS BICOLOR	PORTUGAL LILY	3	5pl	L	EVEN PER.
GRENULIA CANADENSIS	NCM	3	5pl	L	EVEN SHRUB

Total Plants
 3 - 15pl
 18 - 5pl
 24 - 1pl

WELCH RESIDENCE
 FRANCISCO STREET
 BL GRANADA, CA. 94019
 APN 047-222-290
 1-15/18

FRANCISCO STREET



- NOTES & LEGEND:
- 1) TITLE INFORMATION WAS TAKEN FROM A PRELIMINARY REPORT PREPARED BY LAYTON'S TITLE COMPANY DATED NOVEMBER 12, 2011 WITH ORDER NUMBER PLM-004170000.
 - 2) ELEVATIONS SHOWN WERE BASED UPON A SET OF HAIL AND SHOWER SHOWN AS 30.00 FEET ON FRANCISCO STREET WITH AN ASSUMED ELEVATION OF 304.00 FEET.
 - 3) SCALE 1" = 8'; CONTOUR INTERVAL = 1'.
 - 4) ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - 5) PROPERTY CORNERS TO BE SET AT A LATER DATE PRIOR TO CONSTRUCTION. A CORNER RECORD WILL BE PREPARED AND SUBMITTED AT THAT TIME.
 - 6) NOT ALL TREES WERE LOCATED BY THIS SURVEY.
 - 7) (A) INDICATES DATA TAKEN FROM 6 MAPS 29

BOUNDARY & TOPOGRAPHIC MAP

OF LOT 15 IN BLOCK 30 AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 8 OF MAPS AT PAGE 29 BEING MORE COMMONLY KNOWN AS ASSESSORS PARCEL NUMBER 047-222-280, SAN MATEO COUNTY RECORDS, CALIFORNIA.

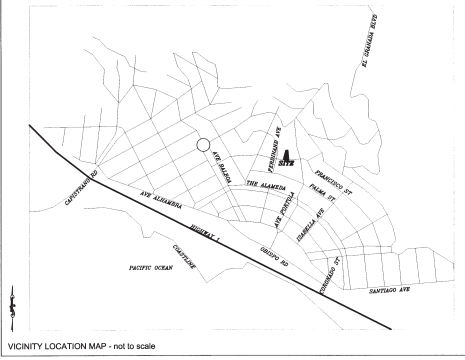
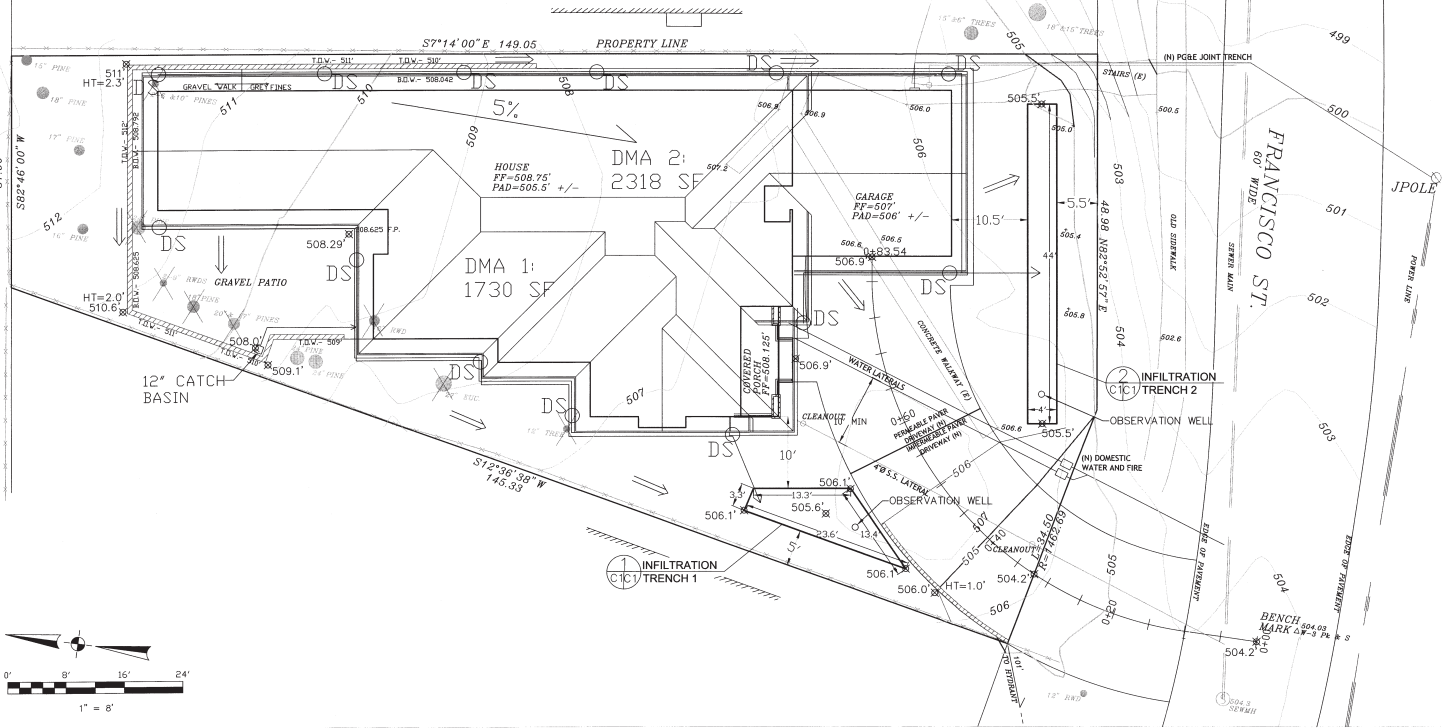


Michael T. Turnrose

--FOR--
 DAVE WELCH
 50 EDGEWOOD ROAD
 REDWOOD CITY, CA 94062
 650.867.4327

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
 SCALE: 1" = 8' DATE OF SURVEY: DEC. 2017

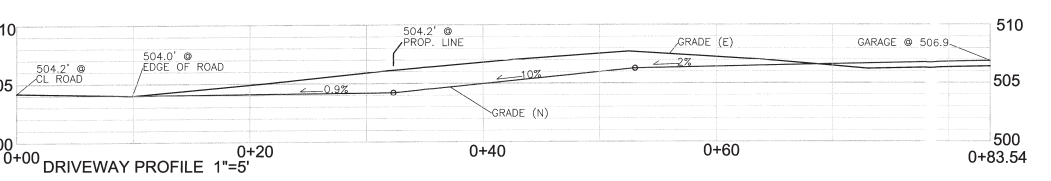
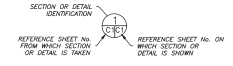
TURNROSE LAND SURVEYING
 125 EAST MAIN ST. - SUITE 4
 RIFON, CA 95368
 209.589.5100
 BAY AREA 650.924.3316 JOB NO. 17-30



TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL PARK IN DRIVEWAY.
2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS.

SECTION AND DETAIL CONVENTION



- LEGEND**
- 1' CONTOUR (E)
 - 5' CONTOUR (E)
 - PROPOSED CONTOUR
 - 506.9 PROPOSED SPOT ELEVATION
 - PROPOSED RETAINING WALL (MAX HT = 2.3')
 - DS DOWNSPOUT
 - 4" MIN SOLID DRAIN PIPE

GRADING NOTES

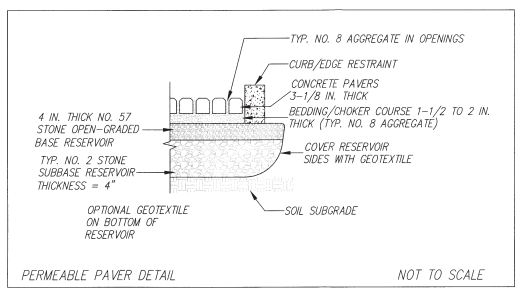
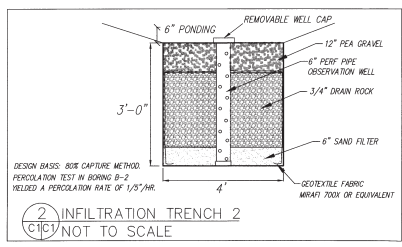
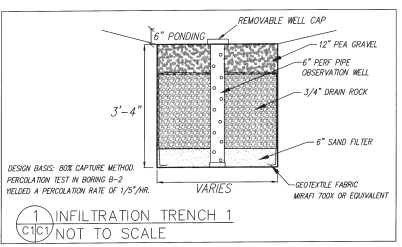
CUT VOLUME: 230 CY (FOR FOUNDATION, DRIVEWAY)
 FILL VOLUME: 10 CY

1. ABOVE VOLUMES ARE APPROXIMATE.
2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
3. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

- GENERAL NOTES**
1. PLANS PREPARED AT THE REQUEST OF: DAVE WELCH, OWNER.
 2. TOPOGRAPHY BY OTHERS.
 3. THIS IS NOT A BOUNDARY SURVEY.
 4. ELEVATION DATUM ASSUMED.
 5. SCOPE OF WORK: NEW SINGLE FAMILY RESIDENCE ON VACANT LOT
 6. AVERAGE SITE SLOPE: 5% AT HOUSE LOCATION

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO EITHER OF TWO DETENTION BASINS SHOWN. DIAMETERS OF DETENTION BASINS ARE EITHER 12" OR 18", AS INDICATED IN PLAN VIEW.
3. ALL DRAINAGE PIPES SHALL BE MINIMUM 4" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. AREAS OF PERVIOUS GROUND SHALL SLOPE AWAY FROM BUILDING A 5% WITHIN 10 FEET OF BUILDING, WHERE SPACE PERMITS.



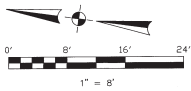
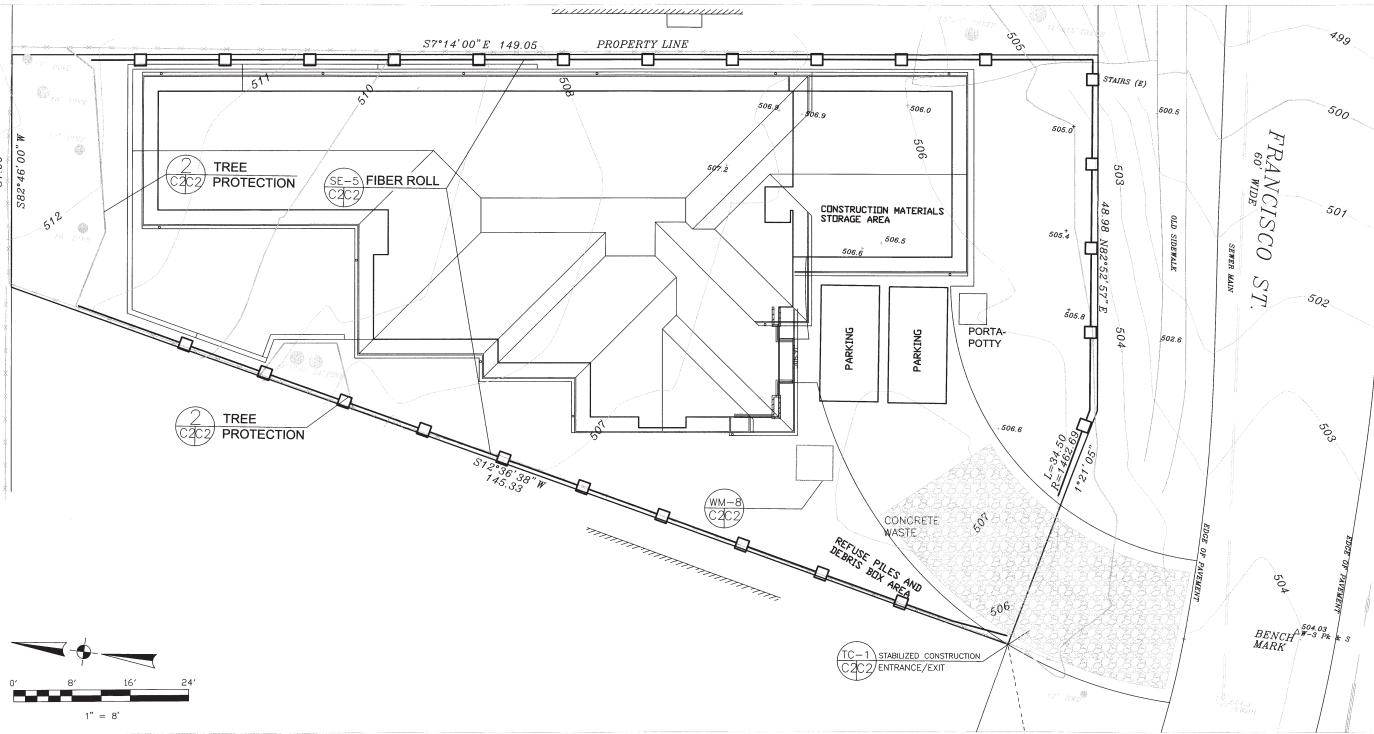
Grading and Drainage Plan

WELCH PROPERTY
 FRANCISCO STREET
 EL GRANADA, CA
 APN 047-222-290

SHEET C-1

DATE: 8-18-19
 DRAWN BY: CWK
 CHECKED BY: ASZ
 DESIGNED BY: ASZ
 REV. DATE: 12-21-19
 REV. DATE: (REV. 02)
 REV. DATE: (REV. 03)
 REV. DATE: (REV. 04)

Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 10000 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX: (650) 728-3595



GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site
- The tree protection shall be in place before any grading, excavating or grubbing is started.

EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

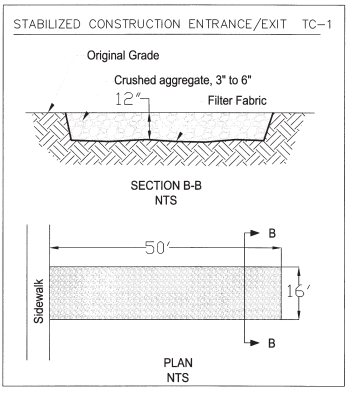
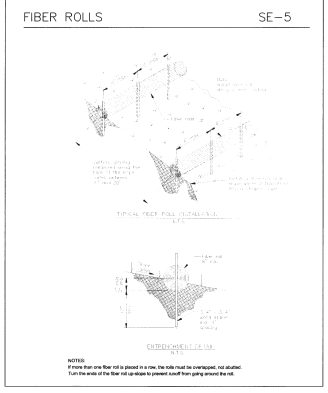
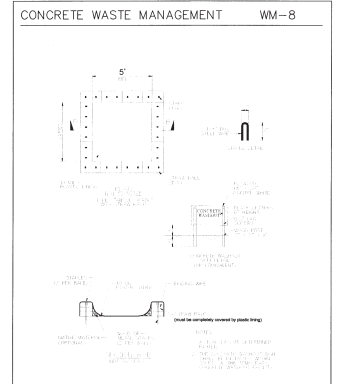
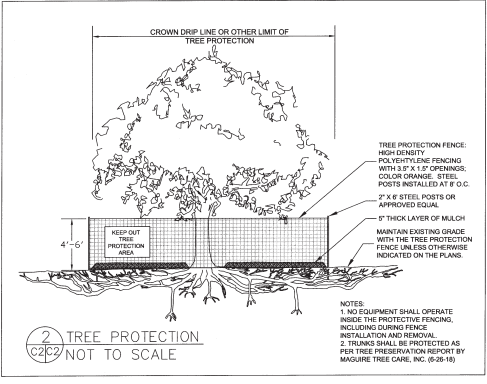
NAME: DAVE WELCH
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-867-4327
 PHONE: _____
 E-MAIL: WELCHDAVIDD@SMAIL.COM

EROSION CONTROL NOTES

- FIBER ROLL**
 INSTALL AT LOCATIONS SHOWN. AFIX AS SHOWN IN DETAIL SE-5
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
 2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
 3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH AUTE NETTING.
 4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
 5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RHYZOMAS OR APPROVED SUBSTITUTE. SEED MIX SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
 6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 50 FEET LONG BY 16 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 12" THICK.
 - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
 7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLOODS. CHANNEL INTO AREA SHALL BE CLEANED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE).

TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

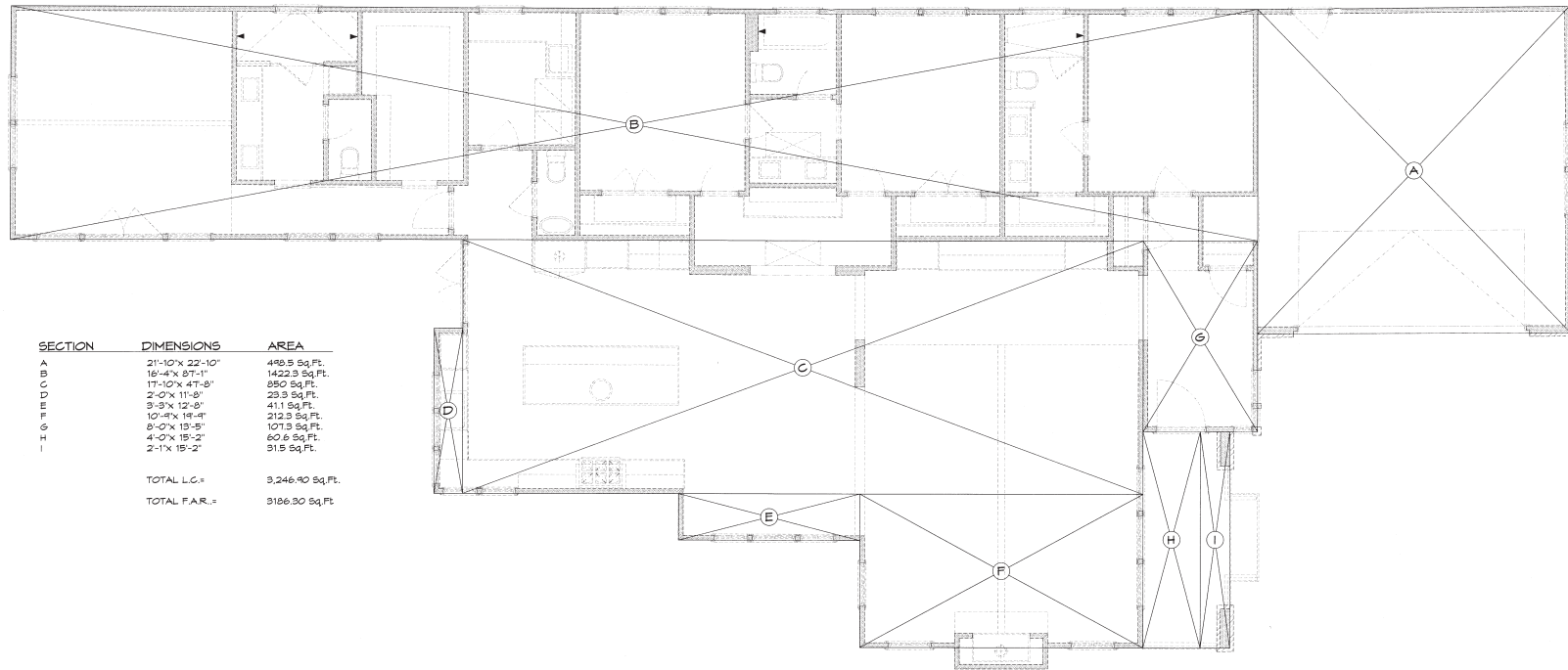


Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 10000 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX: 728-3595

DATE: 8-16-18
 DRAWN BY: CKK
 CHECKED BY: AZG
 REV. DATE: _____
 REV. DATE: _____
 REV. DATE: _____

EROSION AND SEDIMENT CONTROL AND TREE PROTECTION PLAN
WELCH PROPERTY
FRANCISCO STREET
EL GRANADA, CA
 APN 047-222-290

SHEET
C-2



SECTION	DIMENSIONS	AREA
A	21'-10" X 22'-10"	498.5 Sq.Ft.
B	16'-4" X 87'-1"	1422.9 Sq.Ft.
C	17'-10" X 47'-8"	850 Sq.Ft.
D	2'-0" X 11'-8"	23.9 Sq.Ft.
E	3'-3" X 12'-8"	41.1 Sq.Ft.
F	10'-4" X 18'-4"	212.9 Sq.Ft.
G	8'-0" X 15'-5"	107.9 Sq.Ft.
H	4'-0" X 15'-2"	60.6 Sq.Ft.
I	2'-1" X 15'-2"	31.5 Sq.Ft.
TOTAL L.C.#		3,246.90 Sq.Ft.
TOTAL F.A.R.#		3186.30 Sq.Ft.

PROPOSED L.C./F.A.R. DIAGRAM

REVISIONS	BY

Professional Members of
AIA
BD

DESIGN STUDIO
RESIDENTIAL BUILDING
06610
125 E. Camino Real
San Mateo, CA 94401
P: 650.593.7481
F: 650.593.7481
www.dsdesignstudio.com

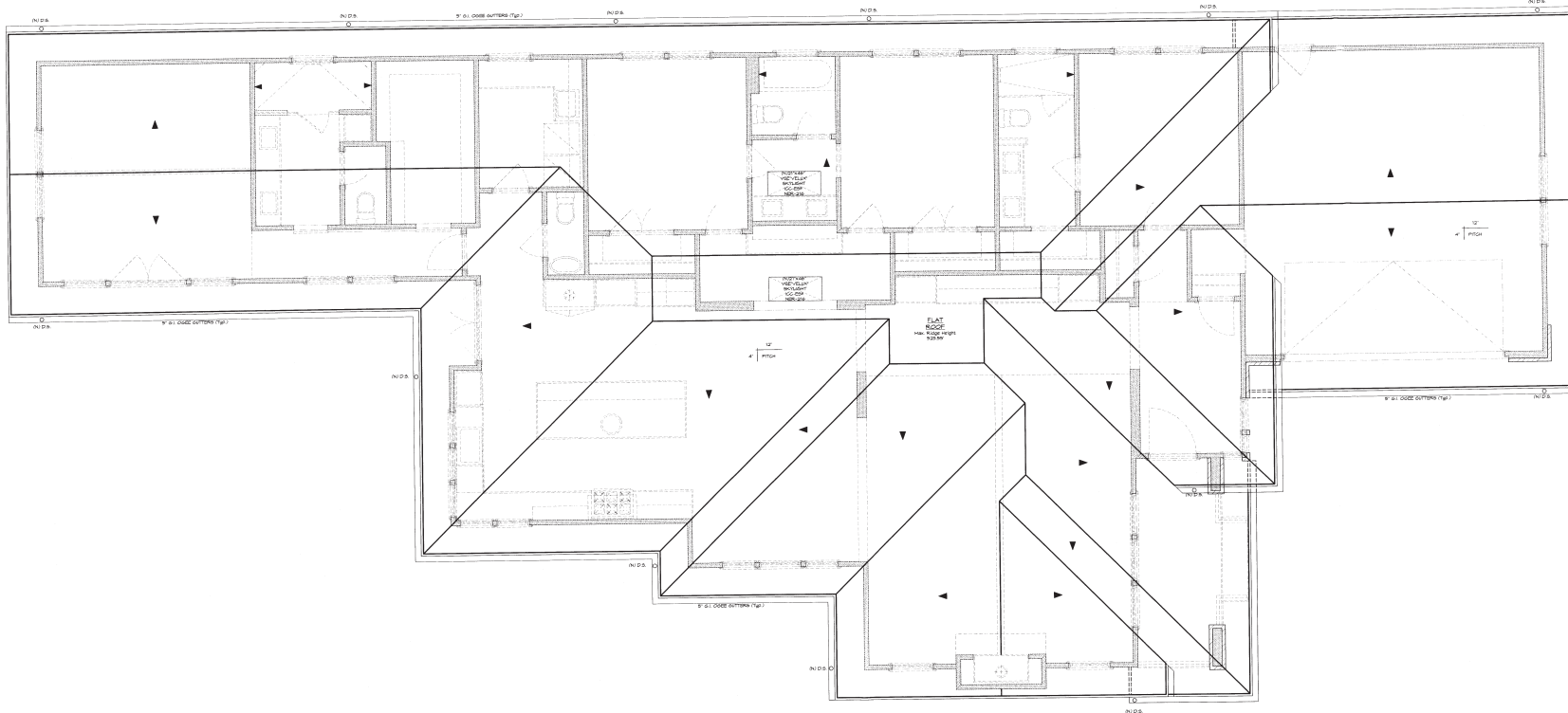
WELCH RESIDENCE
NON-STULIS, FRANCISCO STREET
EL GRANADA, CA 94014
APN: 947-222-290

PROPOSED L.C./
F.A.R. DIAGRAM

DRAWN	DB/AC
CHECKED	DB
DATE	1.24.15
SCALE	1/4"=1'-0"
JOB NO.	11-106
SHEET	A2

OF 0 SHEETS

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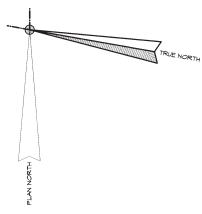
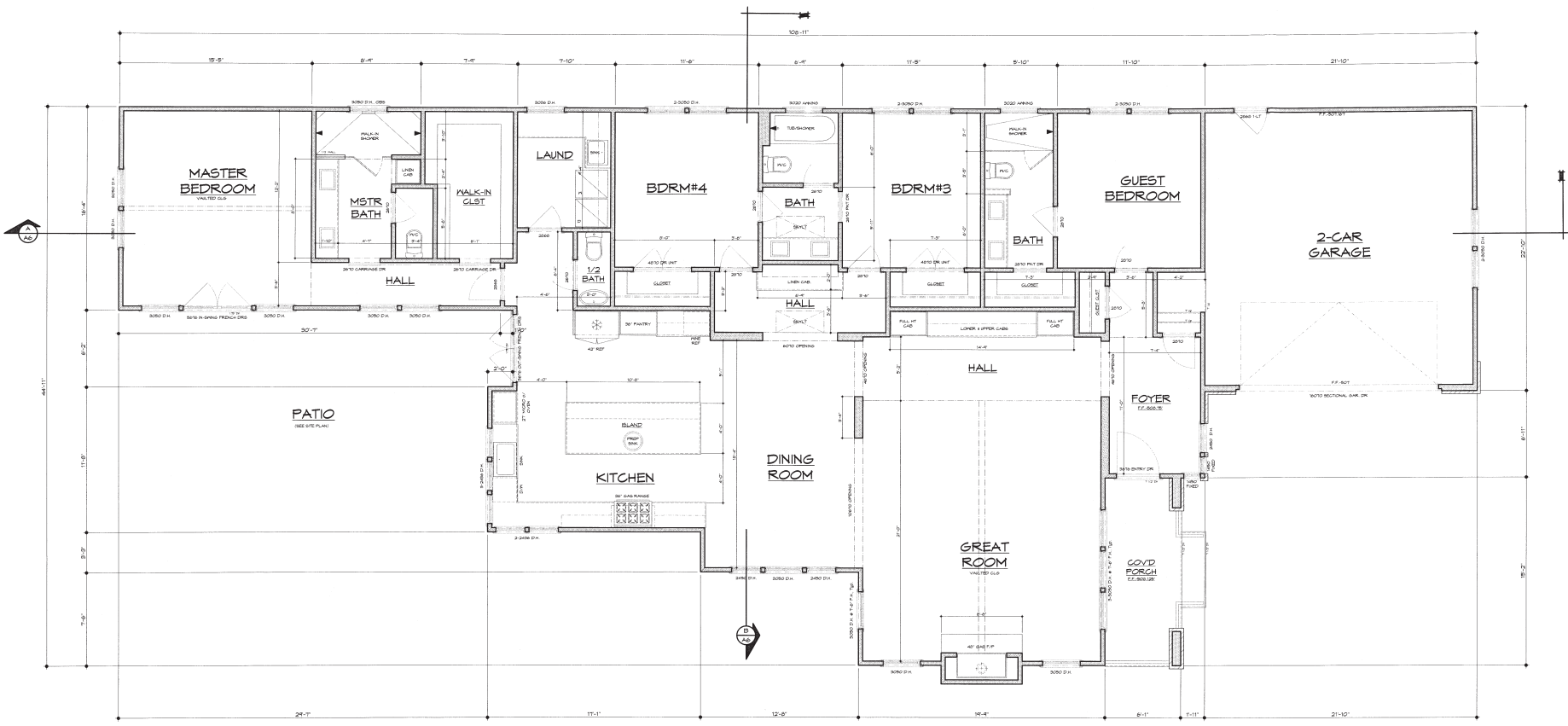
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AI
BD

DESIGN STUDIO
RESIDENTIAL ARCHITECTURE
08110
1150 S. Canyon Blvd
Suite 1000, CA 94015
P: 650-441-0001
F: 650-441-0001
www.DesignStudio.com

WELCH RESIDENCE
NON-STUDIOS, FRANCISCO STREET
EL GRANADA, CALIF. 94019
A/P NO: 1-222-240

ROOF PLAN

FROM	DB/RC
CREATED	DB
DATE	1/24/19
SCALE	1/4"=1'-0"
JOB NO	TH-106
SHEET	A3
OF	0
SHEETS	



PROPOSED FLOOR PLAN

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REVISIONS	BY

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DESIGN STUDIO
WISMAN/DESIGN STUDIO
1200 G. Campbell Road
El Granada, CA 94019
Tel: 415.322.2500
Fax: 415.322.2501
www.wismandesignstudio.com

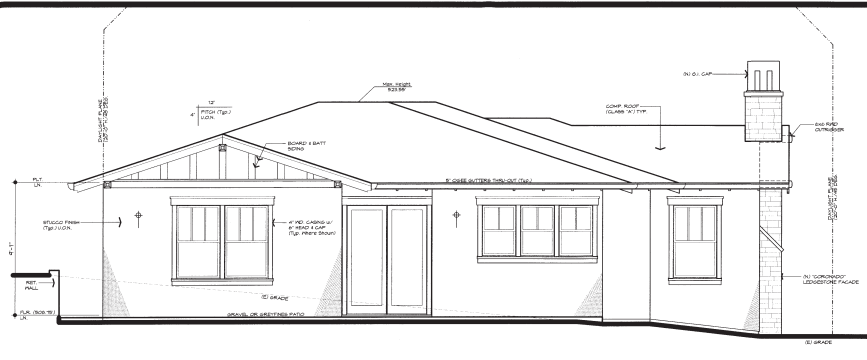
WELCH RESIDENCE
NONIUS, FRANCISCO STREET
EL GRANADA, CALIF. 94019
APN: 047-222-250

PROPOSED FLOOR PLAN

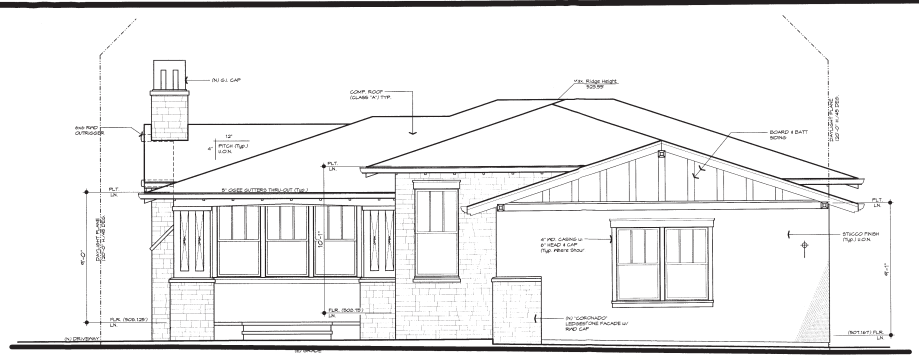
DRAWN	DB/RC
CHECKED	DB
DATE	1.24.15
SCALE	1/4" = 1'-0"
CDS NO.	11-106
SHEET	

A4

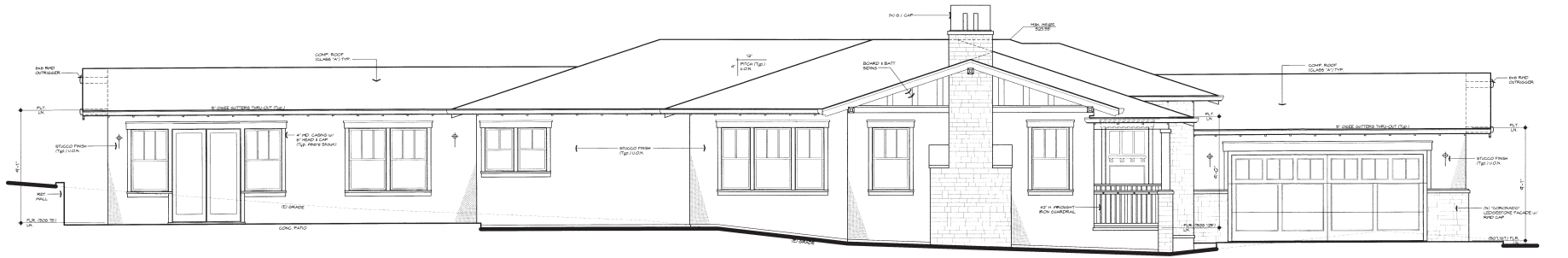
OF 0 SHEETS



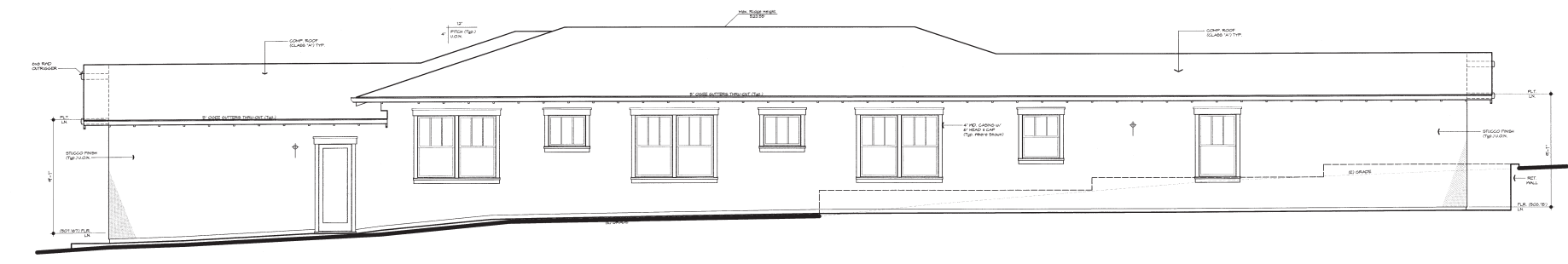
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

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Professional Members of
AIA
BID

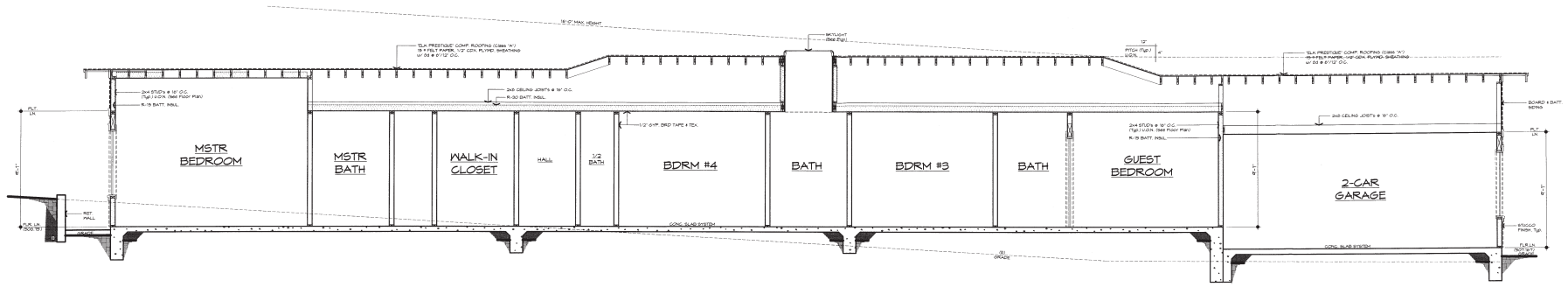
DESIGN STUDIO
ARCHITECTURE INTERIOR DESIGN
0 8 5 1 6
1 2 3 4 5 6 7 8 9 1 0
1230 El Camino Real
El Granada, CA 94014
P: 415.329.1344
F: 415.329.1345
www.DesignStudio.com

WELCH RESIDENCE
NON-SITUS, FRANCISCO STREET
EL GRANADA, CALIF. 94014
A171047-225-210

PROPOSED EXTERIOR ELEVATIONS

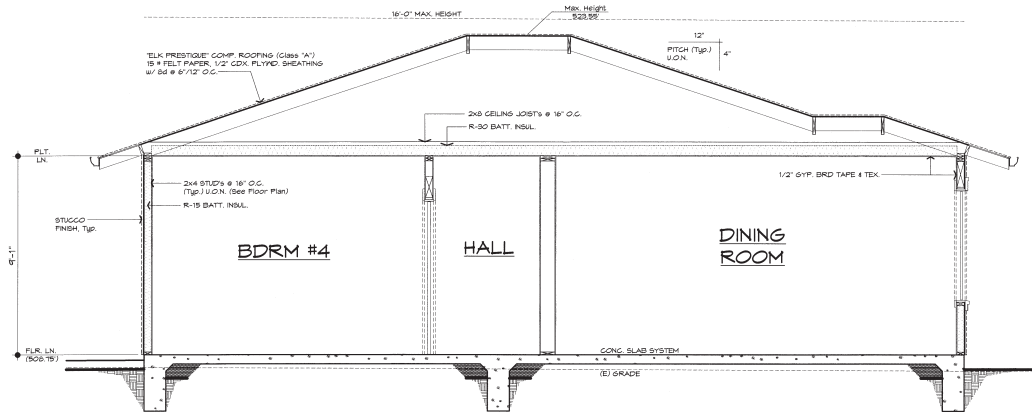
DRAWN	DB/RJC
CHECKED	DB
DATE	1.24.19
SCALE	1/4"=1'-0"
JOB NO.	17-106
SHEET	

A5
CF 0 SHEETS



SECTION "A-A"

1/4" = 1'-0"



SECTION "B-B"

REVISIONS BY

Professional Members of

AIA
BID

DESIGN STUDIO
ARCHITECTURE INTERIOR DESIGN

1234 67 Camino Real
Suite 200
San Francisco, CA 94115
Tel: 415.555.1234
www.designstudio.com

WELCH RESIDENCE
NON-SITUS, FRANCISCO STREET
EL GRANADA, CALIF. 94019
ARCHITECT: 1-222-210

SECTIONS "A-A" & "B-B"

DRAWN
DESIGNED
CHECKED
DATE
1.24.19
SCALE
3/8" = 1'-0"
JOB NO.
17-106
SHEET

A6

CF O SHEETS

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County of San Mateo - Planning and Building Department

ATTACHMENT D

May 24, 2019

Dan Biermann
120 North El Camino Real
San Mateo, CA 94401

Dear Mr. Biermann:

SUBJECT: Coastside Design Review Recommendation of Approval
Francisco Street, El Granada
APN 047-222-290; County File No. PLN 2018-00359

At its meeting of March 14, 2019, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new 2748 sq. ft. one-story single-family residence, including a 499 sq. ft. attached two car garage, on a 8,530 sq. ft. parcel as part of a hearing-level Coastal Development Permit (CDP) and Certificate of Compliance (Type B). Only minor grading is proposed. The applicant has applied for the removal of the 11 trees under a separate permit (PLN2019-00030) due to their condition and potential need to be removed prior to the decision on the CDP. The associated CDP is appealable to the California Coastal Commission.

Based on the plans, application forms and accompanying materials submitted, the Coastside Design Review Committee recommended approval of your project based on and subject to the following findings and recommended conditions:

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone.

The Coastside Design Review Committee found that:

2. For the Design Review

The project, as proposed and conditioned, has been reviewed and found to be in compliance with the Design Review Standards for One-Family and Two-Family



Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1 Landscaping; Standard (b): The landscape plan is compatible with the surrounding area;*
- b. *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building mass, shape and scale; neighborhood scale; Standard (1): The shape, scale and color are complimentary to the other homes in the neighborhood;*
- c. *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building mass, shape and scale; (a) Building forms step down with existing grade.*

RECOMMENDATIONS

- 1. The secondary stone accent material should match the scale of the hatch shown on the elevations, no less than 3 inches high and no wider than 16 inches.
- 2. Consider using shingle siding.

RECOMMENDED CONDITIONS

Current Planning Section

- 1. The project shall be constructed in compliance with the plans once approved by the Planning Commission and as reviewed by the Coastside Design Review Committee on March 14, 2019. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the design of the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
- 2. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site:
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to the Planning Department approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the

- construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
- d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
3. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of 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.

- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and Construction Best Management Practices.
 - m. Additional Best Management Practices, in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
4. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
5. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
6. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Geotechnical Section, the Granada Community Services District, the Coastside County Water District, and the Coastside Fire Protection District.
7. No site disturbance shall occur, including any vegetation/tree removal or grading, until a building permit has been issued.
8. To reduce the impact of construction activities on neighboring properties, comply with the following:

- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Francisco Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Francisco Street. There shall be no storage of construction vehicles in the public right-of-way.
9. The exterior color samples submitted to the CDRC are conditionally approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
10. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
11. Installation of the approved landscape plan is required prior to final inspection.
12. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft. The following restrictions apply to projects using the prescriptive checklist:
- a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not

exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

- e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor. Irrigation controller programming data will not be lost due to an interruption in the primary power source and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
13. At the building permit application stage, the applicant shall submit a tree protection plan, including the following:
- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;
 - b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;
 - d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;
 - e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;
 - f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2x4 boards in concentric layers to a height of eight feet; and;
 - g. Prior to Issuance of a Building Permit or Demolition Permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

Building Inspection Section

14. A building permit shall be obtained for the proposed construction.

15. The proposed project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version.

Drainage Section

16. The drainage design concept is approved, details of the drainage design will be reviewed at building permit stage.
17. Drainage report, drainage calculation package, drainage plans, and C3/C6 will be reviewed in details at building permit stage.
18. The figures, including but not limited to, percolation test results, shall be consistent at building permit stage submission.
19. The submission of drainage details at building permit stage shall provide drainage design features buried in the sandy layer with depth consistent with the boring data shown in the geotechnical report.
20. The submission of drainage details at building permit stage shall provide impermeable barriers for infiltration trench edges closest to the property line.
21. All the work in the public right of way, including but not limited to: driveways, utility cuts, and sidewalk repair shall provide County standard details at building permit stage. Contractors shall apply for encroachment permit before any construction starts in the Public Right of Way.

Geotechnical Section

22. The geotechnical report shall be reviewed at the building permit stage. The current foundation design provided by the geotechnical consultant of record is drilled piers with grade beam system.

Granada Community Services District (District)

23. The applicant must obtain a sewer connection permit to connect the project to the District's wastewater facilities.

Coastside County Water District (CCWD)

24. The project is required to comply with CCWD's Water Use Efficiency Ordinance which includes regulations on water metering.
25. If fire sprinklers are required by the Coastside Fire Protection District, fire sprinklers shall served from a separate water service connection with a separate fire meter. CCWD does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, so there

shall be no cross connections. Fire sprinkler drawings, details and plans must reflect these conditions.

Coastside Fire Protection District

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 a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
27. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance, in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than four inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
28. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours' notice to the Fire Department at 650/573-3846.
29. A fire flow of 500 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
30. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrestor of a mesh with an opening no larger than 1/2 inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within

10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.

- 31. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
- 32. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.
- 33. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

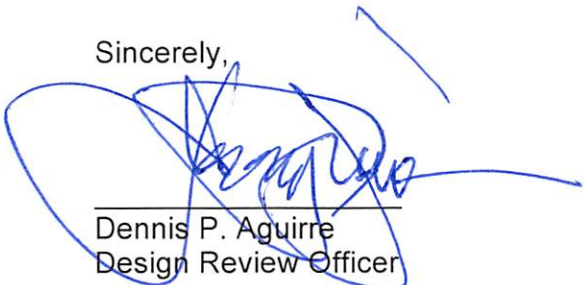
Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing-level Coastal Development Permit.

For more information, please contact Ruemel Panglao, at 650/363-4582, or by email at rpanglao@smcgov.org.

Please remove all story poles and materials used to demonstrate footprint as soon as possible.

To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:RSP:ann – RSPDD0249_WNN.DOCX

- cc: David Welch, Owner
- Katie Kostiuk, Member Architect
- Bruce Chan, Member Landscape Architect
- Doug Machado, El Granada Alternate Community Representative



County of San Mateo - Planning and Building Department

ATTACHMENT E

Advanced Tree Care

965 East San Carlos Ave, San Carlos, CA 94070

Vacant Lot between 523 and 555 Francisco St, El Granada

August 28, 2018

Todd Weidmer
50 Edgewood Rd
Redwood City, CA 94062

Site: Vacant lot between 523 and 555 Francisco St, El Granada

Dear Todd,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A new residence is planned, prompting the need for this tree protection report.

Method:

The property is a vacant lot located in San Mateo County. San Mateo County regulates Significant Trees whereby a "SIGNIFICANT TREE" shall mean any live woody plant rising above the ground with a single stem or trunk of a circumference of 38" (Diameter 12.0") or more measured at 4 1/2' vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes. The location of the significant trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call. Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Advanced Tree Care

965 East San Carlos Ave, San Carlos, CA 94070

Vacant Lot between 523 and 555 Francisco St, El Granada

August 28, 2018

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Monterey pine <i>Pinus radiata</i>	16.9"	60/8	0	Dead Significant
2	Monterey pine <i>Pinus radiata</i>	20.8"	60/20	40	Poor health and condition, thin canopy Significant
3	Monterey pine <i>Pinus radiata</i>	19.5"	70/20	40	Poor health and condition, thin canopy Significant
4	Monterey pine <i>Pinus radiata</i>	16.6"	70/10	40	Poor health and condition, thin canopy Significant
5	Monterey pine <i>Pinus radiata</i>	24.8"	70/20	45	Poor health and condition, leaning Significant
6	Coastal redwood <i>Sequoia sempervirens</i>	9.2/9.3"	25/15	0	Dead Significant
7	Monterey pine <i>Pinus radiata</i>	21.2"	60/20	45	Poor health and condition, leaning Significant
8	Monterey pine <i>Pinus radiata</i>	20.4/23.1"	60/30	40	Poor health and condition, topped @ 50' poor structure, Significant
9	Monterey pine <i>Pinus radiata</i>	22.8"	60/10	0	Dead Significant
10	Monterey pine <i>Pinus radiata</i>	27.1"	55/15	30	Poor health and condition, almost dead Significant
11	Coastal redwood <i>Sequoia sempervirens</i>	17.0"	28/20	50	Fair health and condition, suppressed by pines, Significant
12	Silver dollar eucalyptus <i>Eucalyptus polyanthemos</i>	27.2"	55/40	70	Good health and condition Significant
13	Green ash <i>Fraxinus udhei</i>	12.9"	30/20	60	Fair health and condition, a poor species, Significant
14	Monterey pine <i>Pinus radiata</i>	11.2/6.8/6.3"	40/15	45	Poor health condition, multi stem @ 1' Significant
15	Green ash <i>Fraxinus udhei</i>	14"est	30/15	60	Fair health and condition, neighbors Significant
16	Green ash <i>Fraxinus udhei</i>	24"est	35/30	60	Fair health and condition, neighbors Significant

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Summary:

The trees on the site are a variety of natives and non-natives.

There are 16 Significant trees of which 2, Tree #s 15 and 16, are on the neighbor's property.

Tree #s 1, 6 and 9 are dead and should be removed.

Tree #s 2, 3, 4, 5, 7, 8, 10 and 14 are Monterey pines in poor health and condition. All trees should be removed.

Tree # 11 is a coastal redwood in fair health and condition. It is growing close to Tree # 12 and has been suppressed by Tree # 12. Tree # 12 is to be retained, therefore I would recommend removal of this tree.

Tree # 12 is a silver dollar eucalyptus in good health and condition. This tree should be protected during construction.

Tree # 13 is a green ash in fair health and condition. Although not a highly desirable species, it is in fair health and condition and should be protected during construction.

Tree #s 15 and 16 are green ash on the neighbor's property. I do not think their roots will be impacted by the future construction but their canopies may have to be trimmed to provide access and clearance to the construction site. See Note 3 in Tree Protection Plan.

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree #s 12 and 13: TPZ should be at 10 feet radius from the trunk of the tree closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾.

2. The foundations within the TPZ's of Tree #s 12 and 13 should be hand dug (Marked in blue on the proposed construction drawing). If roots greater than 2 inches in diameter are discovered, they should be worked around and not cut. Typically these roots can be protected by forming out around them and providing at least 1 inch extra space to allow for root expansion. The space between the form work and the root should be filled with expanding foam.



IMAGE 2.15-1
Tree Protection Fence at the Dripline

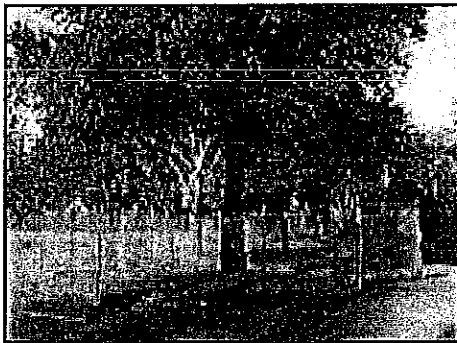


IMAGE 2.15-2
Tree Protection Fence at the Dripline

• **Type I Tree Protection**

The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see *Images 2.15-1 and 2.15-2*). **Parking Areas:** If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

3. Any pruning and maintenance of the trees shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.
4. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾
5. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾

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6. Do Not:⁽⁴⁾

- a. Allow run off or spillage of damaging materials into the area below any tree canopy.
- b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
- c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
- d. Allow fires under any adjacent trees.
- e. Discharge exhaust into foliage.
- f. Secure cable, chain or rope to trees or shrubs.
- g. Apply soil sterilants under pavement near existing trees.

7. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁴⁾87.
Route pipes into alternate locations to avoid conflict with roots.⁽⁴⁾

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.⁽⁴⁾

9. Compaction of the soil within the dripline shall be kept to a minimum.⁽²⁾ If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4" of wood chip overlaid with plywood.

10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

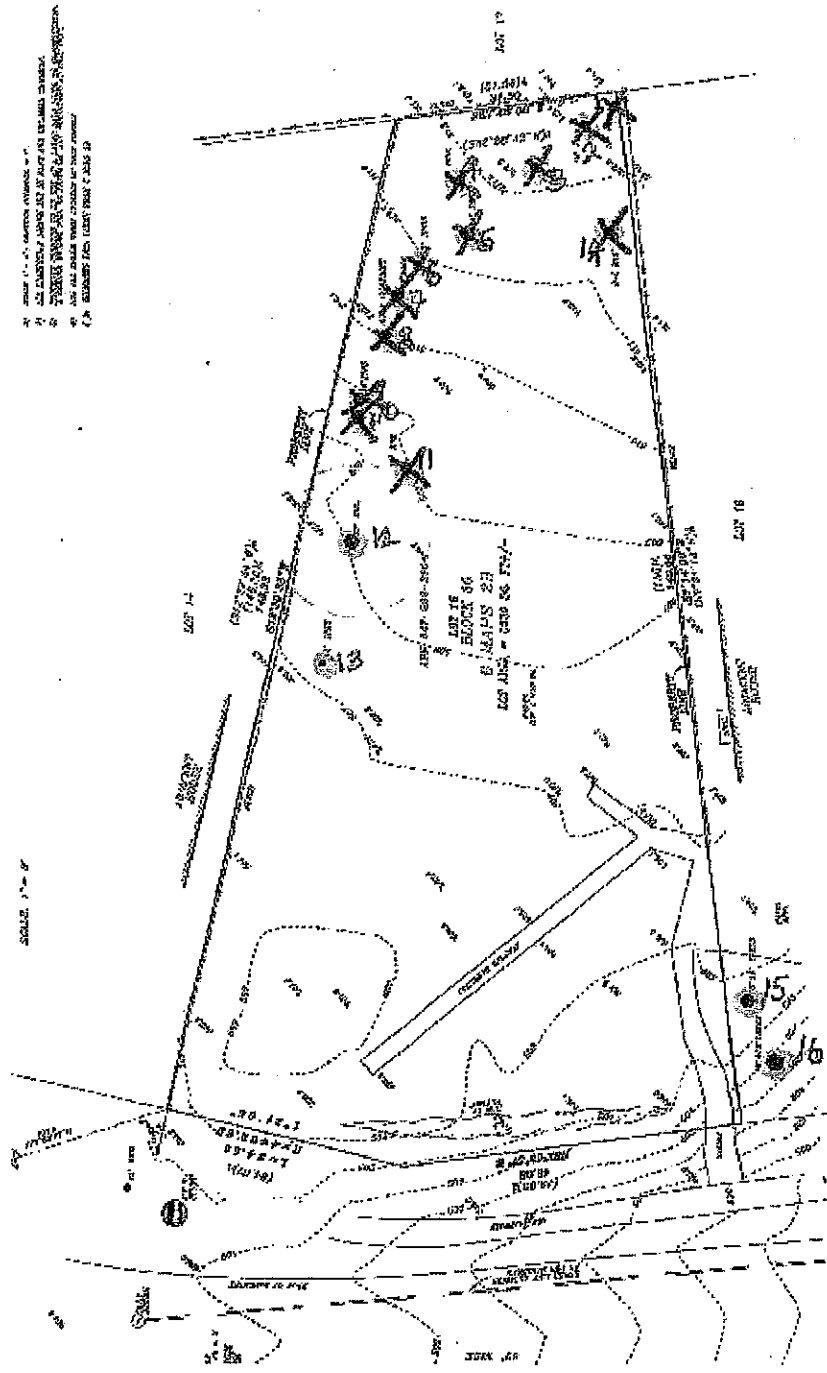
11. Ensure upon completion of the project that the original ground level is restored

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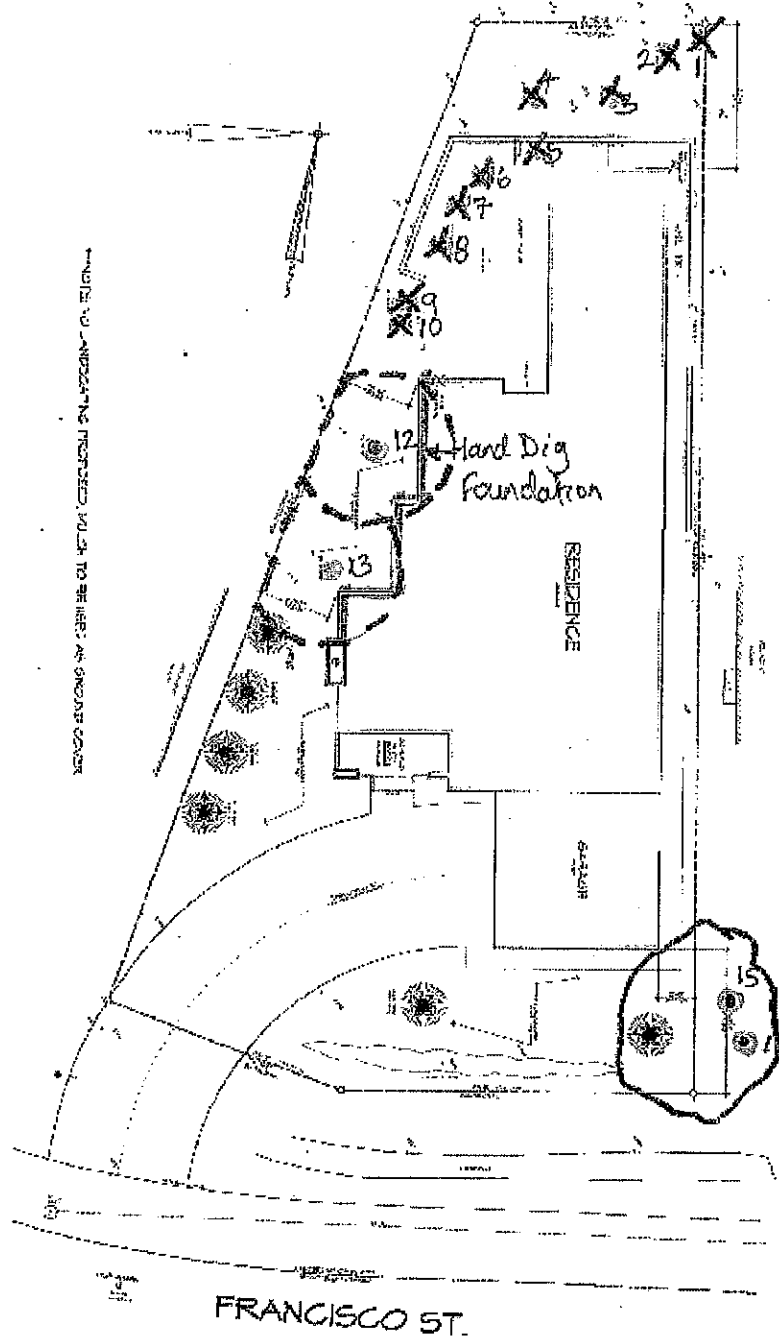
Location of Significant Trees around property

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Proposed new construction, tree removals and tree protection

Glossary

Canopy	The part of the crown composed of leaves and small twigs. ⁽²⁾
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow. ⁽¹⁾
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin ⁽¹⁾
Dripline	The width of the crown as measured by the lateral extent of the foliage. ⁽¹⁾
Genus	A classification of plants showing similar characteristics.
Resistograph	An instrument that detects and determines extent of decay and cavities in trees
Root crown	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

- (1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.
- (2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.
- (3) Carlson, Russell E. Paulownia-on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.
- (4) Extracted from a copy of Tree Protection guidelines. Anon
- (5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000
- (6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

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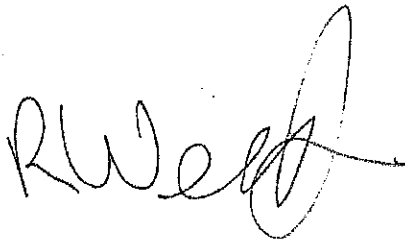
Certification of Performance⁽³⁾

I, Robert Weatherill certify:

- * That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- * That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- * That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- * That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- * That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- * That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 15 years.

Signed



Robert Weatherill
Certified Arborist WE 1936a
Date: 8/28/18

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Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.