

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

**DATE:** February 26, 2020

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Resource Management Permit and a Grading Permit to allow the construction of a new single-family residence and detached greenhouse/library tower located at 222 Portola State Park Road in the South Skyline area of San Mateo County.

County File Number: PLN 2019-00171 (Beigelman/Welte)

**PROPOSAL**

The applicant proposes to construct a new 3,123 sq. ft. single-family residence with an attached garage and a 973 sq. ft. detached greenhouse/library tower (with a height of 29 ft. 3 inches). The project includes the installation of a septic system, re-grading the existing driveway, and a 10,000-gallon water storage tank. The project also includes approximately 2,825 cubic yards of grading, and the removal of seven trees (three of which are considered dead) ranging in size from 9 inches to 38 inches in diameter at breast height and consisting of California Bay Laurel, Douglas Fir and Coast Live Oak. The subject property is located within the Portola State Park Road County Scenic Corridor in the South Skyline area.

**RECOMMENDATION**

That the Planning Commission adopt the Initial Study and Mitigated Negative Declaration, and approve the Resource Management Permit and Grading Permit, County File Number PLN 2019-00171, by making the required findings and adopting the conditions of approval as listed in Attachment A.

**SUMMARY**

Conformance with the General Plan and RM District Regulations

The subject parcel is located in the Resource Management (RM) Zoning District with the majority of the parcel within the Portola State Park Road County Scenic Corridor. The application has been reviewed for conformity with General Plan policies regarding vegetative resources, soil erosion and sedimentation, grading activities, visual quality in scenic corridors, and water and wastewater supplies. This project has also been

reviewed for compliance with the Resource Management District development standards and the Development Review Criteria in the County Zoning Regulations. As conditioned, the project is consistent with the policies and standards, among other reasons, because it will minimize soil erosion and sedimentation, utilize natural colors and materials for the proposed buildings and structure, and replant trees removed for construction. Further, the location of development is compliant with the setbacks required in the RM District.

#### Conformance with the Grading Ordinance

The proposed project requires approximately 2,825 cubic yards of grading work (2,035 cubic yards cut and 790 cubic yards fill) to re-grade the driveway, install the required firetruck turnaround, construct the structures, and level the proposed the wildflower meadow. The work within the wildflower meadow also serves the purpose of reducing the amount of soil to be exported. This will include work within previously disturbed and new areas. Planning and Geotechnical staff have reviewed the proposal and submitted documents and determined that the project conforms to the criteria for review contained in the Grading Ordinance.

#### Environmental Evaluation

An Initial Study was completed, and a Mitigated Negative Declaration issued in conformance with California Environmental Quality Act guidelines. The public review period for this document was December 3, 2019 – December 23, 2019. No comments regarding these documents were received.

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

**DATE:** February 26, 2020

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Resource Management Permit, pursuant to Section 6310 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9280 of the County Ordinance Code, to allow the construction of new single-family residence and detached greenhouse/library tower located at 222 Portola State Park Road in the South Skyline area of San Mateo County.

County File Number: PLN 2019-00171 (Beigelman/Welte)

**PROPOSAL**

The applicant proposes to construct a new one-story 3,123 sq. ft. single-family residence with an attached garage and a 973 sq. ft. detached greenhouse/library three-story tower (with a height of 29 ft. 3 inches). The project includes the installation of a septic system, re-grading the existing driveway (including a new fire truck turnaround), and a 10,000-gallon water storage tank. Construction of the project involves approximately 2,825 cubic yards of grading, and the removal of seven trees (three of which are considered dead) ranging in size from 9 inches to 38 inches in diameter at breast height and consisting of California Bay Laurel, Douglas Fir and Coast Live Oak.

**RECOMMENDATION**

That the Planning Commission adopt the Initial Study and Mitigated Negative Declaration, and approve the Resource Management Permit and Grading Permit, County File Number PLN 2019-00171, by making the required findings and adopting the conditions of approval as listed in Attachment A.

**BACKGROUND**

Report Prepared By: Kelsey Lang, Project Planner, 650/599-1549

Applicant: Stuart Welte

Owner: Leonid Beigelman

Location: 222 Portola State Park Road, South Skyline

APN: 085-100-260

Size: 37.8 acres

Existing Zoning: RM

General Plan Designation: Open Space Rural

Williamson Act: A conservation easement was established on this property in 2009 and expired on December 31, 2019. No restrictions related to this easement remain.

Existing Land Use: Existing single-family dwelling

Water Supply: The project will utilize an existing on-site well for domestic water use. The proposal to use the existing well has been reviewed and approved by Environmental Health Services.

Sewage Disposal: There is an existing septic system on the parcel. However, the installation of an upgraded septic system is proposed as part of this project. The County's Environmental Health Services has preliminarily reviewed the plans and provided conditional approval.

Flood Zone: The project site is located in Flood Zone X as defined by FEMA (Community Panel Number 06081C0415E, dated October 16, 2012), which is an area with minimal potential for flooding

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from December 3, 2019 – December 23, 2019. No comments were received.

Setting: The parcel is mostly undeveloped aside from the existing single-family dwelling and driveway. The surrounding area consists largely of parcels with low-density residential development including most of the immediate neighbors. The parcel has minimal forest cover in the area of the existing and proposed development. Pescadero Creek County Park abuts the western most property line (0.27-mile from the proposed development).

Chronology:

<u>Date</u>	<u>Action</u>
April 26, 2019	- Application Received
May 14, 2019	- Application Deemed Incomplete

- July-Nov. 2019 - Resubmission requested by Environmental Health Services, Department of Public Works, County Arborist, Drainage Section and Planning Section to address insufficient information.
- December 3 - 23, 2019 - Public review of the Mitigated Negative Declaration.
- February 26, 2020 - Planning Commission public hearing.

**DISCUSSION**

A. KEY ISSUES

1. Compliance with the General Plan

Vegetative, Water, Fish and Wildlife Resources Policies

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) and Policy 1.24 (*Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*) regulate the location, use, density and design of development to minimize significant adverse impacts and encourage enhancement of vegetative, water, fish and wildlife resources.

The proposed development is located in a previously disturbed area of the property where the existing single-family residence is located and proposed to be demolished. The proposed house will expand upon the footprint of the existing single-family dwelling, and the proposed driveway will follow the design of the existing driveway. The new water tank will be clustered with the existing 4,000-gallon water tank just north of the new residence site. The development area is open grasslands, while the remainder of the parcel is wooded with Coast Live Oak, California Bay Laurel, and Douglas-fir, with scattered Madrone. A review of the California Natural Diversity Database did not identify any sensitive species within the project area. According to the National Wetlands Inventory, there is a “Freshwater Forest/Shrub Wetland” along Evans Creek located at the rear of the parcel. The creek is approximately 760 ft. from the proposed development and, due to distance, will not be adversely affected by the project. The location of the proposed residence and greenhouse/library tower is within an existing clearing and improvements to the driveway are generally within the same footprint, except for the required fire truck turnaround which is located so as not to require tree removal. Of the four live trees proposed for removal, the project is conditioned to require a 1:1 15-gallon replacement ratio. Other proposed landscaping includes a native seed mix of grass and wildflowers in disturbed areas. Overall, the project minimizes tree removal and disruption of natural

resources, thereby avoiding significant adverse impacts to water, fish, or wildlife resources.

### Soil Resources Policies

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) requires development to minimize soil erosion and sedimentation by considering the effects of slope, minimizing removal of vegetative cover, ensuring stabilization of disturbed areas, and protecting and enhancing natural plant communities and nesting and feeding areas of fish and wildlife. This policy also regulates excavation, grading, filling, and land clearing activities to protect against accelerated soil erosion and sedimentation.

The proposed project requires approximately 2,825 cubic yards of grading to accommodate reconstruction of the existing driveway, construction of the new house and greenhouse/library tower, grading of the landscaped meadow, and minor trenching to install a water line from the residence to the new water tank. While the amount of grading is relatively insignificant, given the overall size of the parcel, and will follow the existing land contours, there is the potential for soil erosion. The submitted Geologic and Geotechnical Investigation, prepared by Romig Engineers, noted that although the project area is susceptible to landslides, the soils on the site were not found to be unstable, and concluded that the project construction is unlikely to cause on- or off-site liquefaction, lateral spreading, subsidence, or collapse. To address potential soil erosion and sedimentation, recommended Conditions of Approval Nos. 19 – 21 reduce the potential impacts. The County's Geotechnical staff reviewed the applicant's geotechnical report and determined that the project can be completed without significant soil erosion and sedimentation, subject to the conditions of approval in Attachment A.

### Visual Policies

- a. Policy 4.22 (*Scenic Corridors*) calls for the protection and enhancement of the visual quality of scenic corridors by managing the location and appearance of structural development.

The subject property is located within the Portola State Park Road County Scenic Corridor. The closest proposed structure would be located approximately 440 ft. from the front property line on Portola State Park Road. Due to the topography, low profile of the dwelling and water tank, and existing forest cover, the project would not be viewable from the scenic corridor. Access from Portola State Park Road to the project site will occur via the existing driveway, thus, no

new access points will be created. Further, no tree removal is proposed along the roadway.

The house and tower building will be constructed with natural colored wood siding and stone facades and grey roof. The water tank will be the standard dark green color. The proposed finished materials and colors would help the structure to blend in with the natural environment.

- b. Policies 4.25 (*Location of Structures*) and 4.26 (*Earthwork Operations*) call for the regulation of the location of development to minimize the impacts of noise, light, glare and odors on adjacent properties and roads. These policies also call for the proposed development to conform to the natural vegetation, landforms, and topography of the existing site while keeping grading or earth-moving operations to a minimum.

The proposed structures are located such that they will not be viewable for Portola State Park Road, neighboring properties, or from the nearby Pescadero Creek County Park. Recommended Condition of Approval 11 minimize the impacts of new sources of light or glare by requiring dark sky compliant exterior lighting. The area of development is relatively flat, and grading quantities have been reduced from the original proposal by 320 cubic yards to the minimum required for the proposed project.

- c. Policy 4.48 (*Topography and Vegetation*) and Policy 4.52 (*Colors and Materials*) regulates the design of structures to conform to the natural topography, blend rather than conflict with the natural vegetation, and use colors and materials that blend with or complement the surrounding natural environment, do not dominate or overpower the site, are compatible with the size, scale, and architectural style of the structure, and are not highly reflective.

The proposed one-story single-family dwelling will be in the same location as the existing dwelling, which is slightly tucked into the hillside at the transition point between the grasslands and the wooded area. Staff has verified that the house will be built with cedar stained siding and grey stone veneer, in earth toned exterior colors. While the library-greenhouse tower is three stories, the tower has been set into the hillside so that from the house and driveway only two stories are visible. The library-greenhouse tower will have the same stone exterior as the house. Color and materials verification is required, as conditioned, prior to building permit final inspection.

### Historical and Archaeological Resources Policies

Policy 5.20 (*Site Survey*) requires Staff to determine if the site proposed for new development contains archaeological or paleontological resources. Prior to approval of development for this site, this Policy requires that a mitigation plan, adequate to protect the resource and prepared by a qualified professional, be reviewed and implemented as a part of the project.

The project was reviewed by the Northwest Information Center at Sonoma State University, who recommended that an archaeologist conduct further archival and field study for the site. The applicant submitted a Cultural Resources Evaluation, conducted by Archaeological Resource Management, of the property which determined that the project will have no impact on cultural resources. Recommended Conditions of Approval 18 and 19 require a professional archaeologist to provide construction crew training prior to ground disturbance, establish guidelines for treatment of human remains/objects, and call for a qualified professional to evaluate any found tribal cultural resources. These conditions ensure that any potential impacts to historical and archaeological impacts are minimized and addressed.

### Rural Land Use Policies

Policy 9.23 (*Land Use Compatibility in Rural Lands*) encourages the compatibility of land uses in order to promote the health, safety, and economy and to maintain the scenic and harmonious nature of the rural lands.

The property is currently developed with a very low-density residential use, and the proposed project will continue this use. The proposed dwelling and accessory buildings will be located within the developed area, preserving the rural nature and natural vegetation of the remainder of the parcel. The residential uses of this development are compatible with other adjacent rural uses.

### Water Supply Policies

Policy 10.15 (*Water Suppliers in Rural Areas*) identifies wells as an appropriate water supply method in rural areas. The property is currently served by an existing well. Environmental Health Services has reviewed the application and conditionally approved the proposed development.

### Wastewater Policies

Policy 11.10 (*Wastewater Management in Rural Areas*) identifies individual sewage disposal systems as an appropriate method for rural subdivision



designations. A septic system currently exists on-site, however this system is proposed to be replaced with a new system. The replacement has been preliminarily reviewed by the County of San Mateo Environmental Health Services and has received conditional approval for the location of a septic system capable to serve the proposed residential development.

Natural Hazards Policies

Policy 15.10 (*Designation of Fire Hazard Areas*) designates as Fire Hazard Areas those areas which are defined by the California Department of Forestry/County Fire Department or other fire protection districts as hazardous, including but not limited to the area within the Hazardous Fire Areas boundaries illustrated on the Natural Hazards map.

The project site is located within a mapped High Fire Hazard Severity Zone. The project was reviewed by Cal-Fire and received conditional approval. The conditions provided in Attachment A will ensure that the project does not increase fire risk in the area.

2. Compliance with the Zoning Regulations

a. Setbacks and Height Requirements

The project parcel is within the Resource Management (RM) District. The proposed project complies with all RM District Zoning Regulations, as discussed below.

	Resource Management Development Standards	Proposed
Minimum Lot Size	N/A	37.8 acres (existing)
Minimum Front Setback	50 feet	~480 feet
Minimum Side Setback	20 feet	~357 feet (right) >357 feet (left)
Minimum Rear Setback	20 feet	56 feet 10 inches
Maximum Building Height	36 feet	21 feet 3 inches (dwelling) 29 feet 3 inches (library tower)
Accessory Structure Setback from Residence	30 feet	~67 feet

b. Resource Management District Development Review Criteria

Pursuant to Section 6313 and Section 6324 of the Zoning Regulations, all development proposed for parcels with an RM zoning designation are further subject to the Development Review Criteria found in

Chapter 20A.2 of the Zoning Regulations. Compliance with the applicable criteria is discussed below.

(1) Environmental Quality Criteria

The proposed project adheres to the standards set by this section, as it is designed and located to reduce impacts to the environment. The project is also in compliance with these criteria, as the proposed residential use does not introduce significant amounts of air pollution, noxious odors, pesticides, or other chemicals.

(2) Site Design Criteria

This section addresses site design criteria as well as primary scenic resource area goals. The project is compliant with these criteria, as the proposed development has been located, sited, and designed so that it fits the existing environment, thus resulting in grading which mimics the natural topography and clusters site disturbance. The proposed structures are designed so that they will be subordinate to the surrounding forest canopy and will utilize natural earth-tone colors, which blend with the surrounding natural vegetation. While the project site is located within the Portola State Park Road County Scenic Corridor, as designed and located, the structures, due to distance, topography, existing trees, and vegetation, are buffered visually from the scenic corridor.

(3) Utilities

With regard to the provision of utilities, the proposed project has been reviewed by Environmental Health Services. The property does not have local municipal water or sewer service available. Environmental Health Services has provided preliminary approval for the proposed septic system, and the existing well.

(4) Water Resources Criteria

The proposed project includes the installation of on-site drainage measures to ensure that adequate drainage and post-development flows and velocities do not exceed pre-development levels. These measures were reviewed by the Drainage Section and received conditional approval.

Recommended conditions of approval require the implementation of best management practices for grading activities. With these

conditions, project construction will maintain surface water runoff at current levels. The recommended conditions also require replanting and reseeding of the disturbed areas to provide vegetative cover, which will prevent erosion and sedimentation processes and contribute to the stability of slopes.

(5) Cultural Resources Criteria

These criteria require the preservation of archaeological and/or paleontological resources. An initial referral to the California Historical Resources Information System recommended that a cultural resources study be completed for the property. A cultural resources study was conducted by Archaeological Resource Management (June 2019), which determined that the project will have no impact on cultural resources. However, it is possible for resources to be uncovered during construction, therefore mitigation measures were included in the Mitigated Negative Declaration and in the conditions of approval as detailed in Attachment A.

(6) Hazards to Public Safety

The project site is located within a mapped High Fire Hazard Severity Zone. The applicant is required to comply with all building and fire code requirements to ensure health and safety of the future occupants. These requirements have been included as conditions of approval in Attachment A.

(7) Primary Scenic Resource Areas Criteria

The criteria of this section specifically applies to properties located within scenic corridors and other primary scenic resource areas. As mentioned previously, this parcel is located within the Portola State Park Road County Scenic Corridor and therefore is subject to review under this section. The project was found to be compliant with these criteria, as the proposed structures are located above the scenic roadway and are designed to follow the topography of the parcel. Further, the structures utilize earth-tone colors which help to blend the structures into the natural environment and minimize any visual impacts. Access to the site will be provided by an existing driveway cut which will be improved to meet fire access standards. Utilizing the existing driveway cut limits the number of access points from the scenic roadway. In accordance with the criteria of this section, the project has been designed to respect the natural environment while utilizing the existing landscape.

3. Conformance with the Grading Ordinance

The proposed project requires approximately 2,825 cubic yards of grading work (2,035 cubic yards (cy) cut and 790 cy fill) to re-grade the driveway, install the required firetruck turnaround, construct the structures, and level the proposed the wildflower meadow. The work within the wildflower meadow also serves the purpose of reducing the amount of soil to be exported. This will include work within previously disturbed and new areas.

Planning and Geotechnical staff have reviewed the proposal and submitted documents and determined that the project conforms to the criteria for review contained in the Grading Ordinance. The findings and supporting evidence are outlined below:

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

The proposed improvements associated with this project include changing the grade of the existing driveway, constructing a firetruck turnaround, constructing a single-family dwelling and greenhouse/library tower, and changing the grade of the wildflower meadow to reduce the amount of material for export. This work, as conditioned, will not have a significant impact to the environment.

- b. *That the project conforms to the criteria of the San Mateo County Grading Ordinance.*

The project, as conditioned, conforms to the criteria for review contained in the Grading Ordinance, including the requirements for an erosion and sediment control plan, dust control measures, and replacement of removed vegetation.

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

As outlined in Section A.1 of this report, the project conforms to the General Plan.

- d. *That the project is consistent with the Significant Tree Removal Ordinance, the provisions of which must be considered and applied as part of the grading permit approval process (Significant Tree Removal Ordinance Section 12.020.1(e)).*

Seven trees are proposed to be removed through this project; three of those trees are dead. The four living trees proposed for removal include: three fir trees (one 9-inch dbh (diameter at breast height) and two 11-inch dbh) and one multi-trunk bay tree (22-inch and 40-inch

dbh). The project has been reviewed by the County Arborist and the applicant will provide a detailed tree protection plan with their building permit submission to protect the remaining trees. The four living trees being removed will, as condition of approval, require a 1:1 replacement planting of 15-gallon trees, consistent with the Significant Tree Ordinance.

B. ENVIRONMENTAL REVIEW

An Initial Study was completed and a Mitigated Negative Declaration issued in conformance with CEQA guidelines. The public review period for this document was December 3, 2019 – December 23, 2019. No comments regarding these documents were received.

C. REVIEWING AGENCIES

Building Inspection Section  
Geotechnical and Drainage Sections  
Department of Public Works  
County Arborist  
Cal-Fire  
Environmental Health Services  
Northwest Information Center at Sonoma State

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Selected Plans

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

# ATTACHMENT A

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2019-00171      Hearing Date: February 26, 2020

Prepared By: Kelsey Lang, Project Planner      For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct, adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and the applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from December 3, 2019 – December 23, 2019.
2. That, on the basis of the Initial Study and comments received hereto, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment. The implementation of the mitigation measures in the categories of aesthetics, air quality, biological resources, cultural resources, geology, noise, and tribal cultural resources have been incorporated through the conditions of approval of this project and will render the impact of the project to be less than significant.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Resource Management Permit, Find:

5. This project has been reviewed under and found, as conditioned, to be in compliance with the General Plan policies regarding visual resources and the Resource Management Development Review Criteria, as stipulated in Chapter 20A.2 of the County Zoning Regulations.

For the Grading Permit, Find:

6. That the granting of the permit, as conditioned, will not have a significant adverse effect on the environment as the area of disturbance is outside of the sensitive habitats, and grading and tree removal is minimized.
7. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance, including the standards referenced in Section 9296, and is consistent with the General Plan by minimizing alterations to topography, preserving trees and vegetation, and clustering development.
8. That the project is consistent with the General Plan policies related to natural resources, soil, visual resources, archeological resources, rural land uses, water and waste water, and natural hazards by proposing development consistent with the setting and reducing habitat impacts.
9. That the project is consistent with the provisions of the Significant Tree Removal Ordinance, the provisions of which must be considered and applied as part of the grading permit approval process (Significant Tree Removal Ordinance Section 12.020.1(e)). The number of trees proposed for removal has been minimized through concentrating development in previously disturbed areas, only removing the trees necessary for the development and providing tree replacements.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. This approval only applies to the proposal, documents and plans described in this report and submitted to the Planning Commission on February 26, 2020 as revised. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with this approval.
2. No additional trees, beyond those identified with this project, are approved for removal. Any additional tree removal is subject to the San Mateo County Tree Ordinance and may require a separate permit for removal.
3. No grading activities shall commence until the property owner has been issued a grading permit "hard card" by the Current Planning Section, with all necessary information filled out and signatures obtained.
4. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.



5. Prior to issuance of the grading permit “hard card,” the property owner shall submit a schedule of all grading operations, subject to review and approval by the Current Planning Section. shall include a schedule for winterizing the site. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
6. 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.
7. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty days of the completion of grading at the project site:
- a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
  - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.
8. No grading shall be allowed during the winter season (October 1 to April 30), or during any rain event, unless a completed Application for an Exception to the Winter Grading Moratorium is submitted at least two weeks prior to the projected commencement of grading activities, and approval is granted by the Community Development Director.
9. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
10. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.1 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
11. **Mitigation Measure 1:** All proposed lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for

review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.

12. **Mitigation Measure 2:** Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.
13. **Mitigation Measure 3:** The applicant shall implement the following basic construction measures at all times:
  - a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
  - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
  - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
14. **Mitigation Measure 4:** The applicant shall implement the following dust control measures during grading and construction activities:
  - a. Water all active construction and grading areas at least twice daily.
  - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two ft. of freeboard.
  - c. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
  - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
  - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)
15. **Mitigation Measure 5:** All trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species,

size, and location. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets.

16. **Mitigation Measure 6:** The applicant shall submit a detailed Tree Protection Plan incorporating measures from a certified arborist as part of the building permit plan sets.
17. **Mitigation Measure 7:** In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 ft.) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
18. **Mitigation Measure 8:** Should any human remains be discovered during construction, all ground disturbing work shall cease, and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition.
19. **Mitigation Measure 9:** The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.
20. **Mitigation Measure 10:** No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
21. **Mitigation Measure 11:** An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control.
22. **Mitigation Measure 12:** 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).

23. **Mitigation Measure 13**: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.
24. **Mitigation Measure 14**: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
25. **Mitigation Measure 15**: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

#### Building Inspection Section

26. Two building permits are required for this project, one for each distinct structure.
27. The property is located in a SRA High Fire Hazard Severity Zone and shall be designed and constructed in accordance with the San Mateo County Building Regulations.

#### Geotechnical Section

28. An updated Drainage Report prepared and stamped by a registered civil engineer shall be submitted concurrently with the building permit application.
29. A final Grading and Drainage Plan prepared and stamped by a registered civil engineer shall be submitted concurrently with the building permit application.
30. An updated C3 C6 Checklist shall be submitted concurrently with the building permit application.
31. Copy of the Notice of Intent (NOI) for the CA Construction General Permit shall be submitted concurrently with the building permit application.

### Environmental Health Services

32. At the building permit phase, details of the onsite wastewater treatment system (OWTS) shall be delineated onto all relevant plan sheets (i.e., site plan, grading/drainage, landscape, irrigation, planting, etc.), calling out required setbacks specified in the OWTS Ordinance 4.84.120 and Onsite Systems Manual (OSM) Section 3 Table 3.1.
33. At the building permit phase, a geotechnical report meeting the requirements of OSM Section 2 shall be provided for proposed OWTS dispersal trenches on slopes >20 percent.
34. At the building permit phase, provide cross-section details of the proposed 36-inch retention system and storm drain trench located in the area of the onsite wastewater treatment system. Relocate or provide measures to mitigate potential for preferential pathway of effluent.
35. At the building permit phase, approved water source shall be delineated onto all relevant plan sheets.

### Department of Public Works

36. Prior to the issuance of the building permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
37. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

38. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
39. 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.

#### Cal-Fire

40. Fire Department access shall be to within 150 ft. 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 ft. 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 ft. is required for a minimum of 20 ft. 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.
41. 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 ft. 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 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
42. A Wet Draft Hydrant with a 4 1/2-inch National Hose Thread outlet with a valve shall be mounted 30 to 36 inches above ground level and within 5 ft. of the main access road or driveway, and not less than 50 ft. from any portion of any building nor more than 150 ft. from the main residence or building.
43. 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.

44. An interior and exterior audible alarm activated by automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.
45. A site plan showing all required components of the water system is required to be submitted with the building plans to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction for verification and approval. Plans shall show the location, elevation and size of required water storage tanks, the associated piping layout from the tank(s) to the structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipe/joints/valves/valve indicators, thrust block calculations/joint restraint, the location of the standpipe/hydrant and the location of any required pumps and their size and specifications.

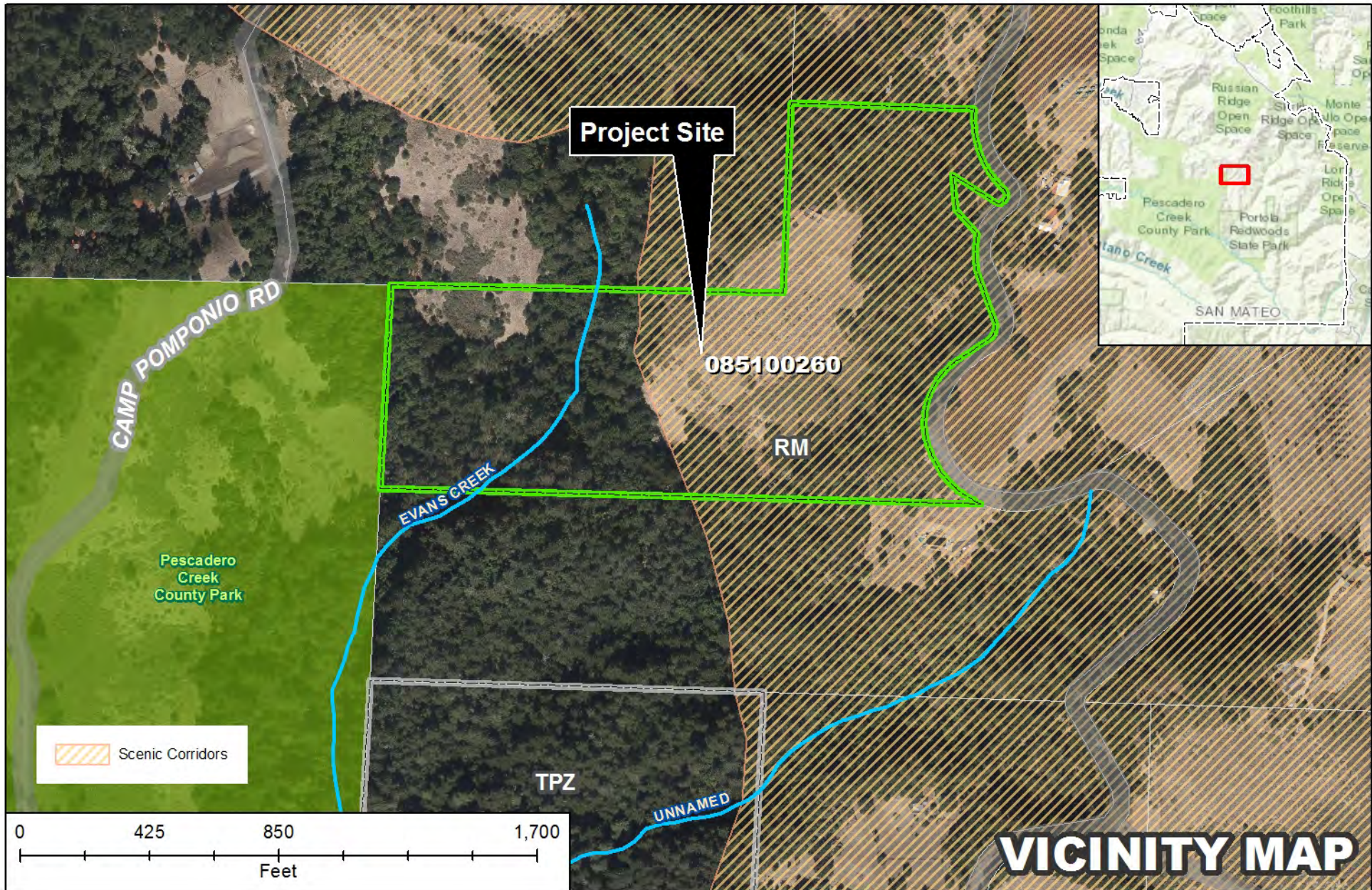
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**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# ATTACHMENT B



**San Mateo County Planning Commission Meeting**

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

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

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



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

**ATTACHMENT C**



VIEW FACING NORTH FROM TOWER



AERIAL VIEW FACING SOUTH

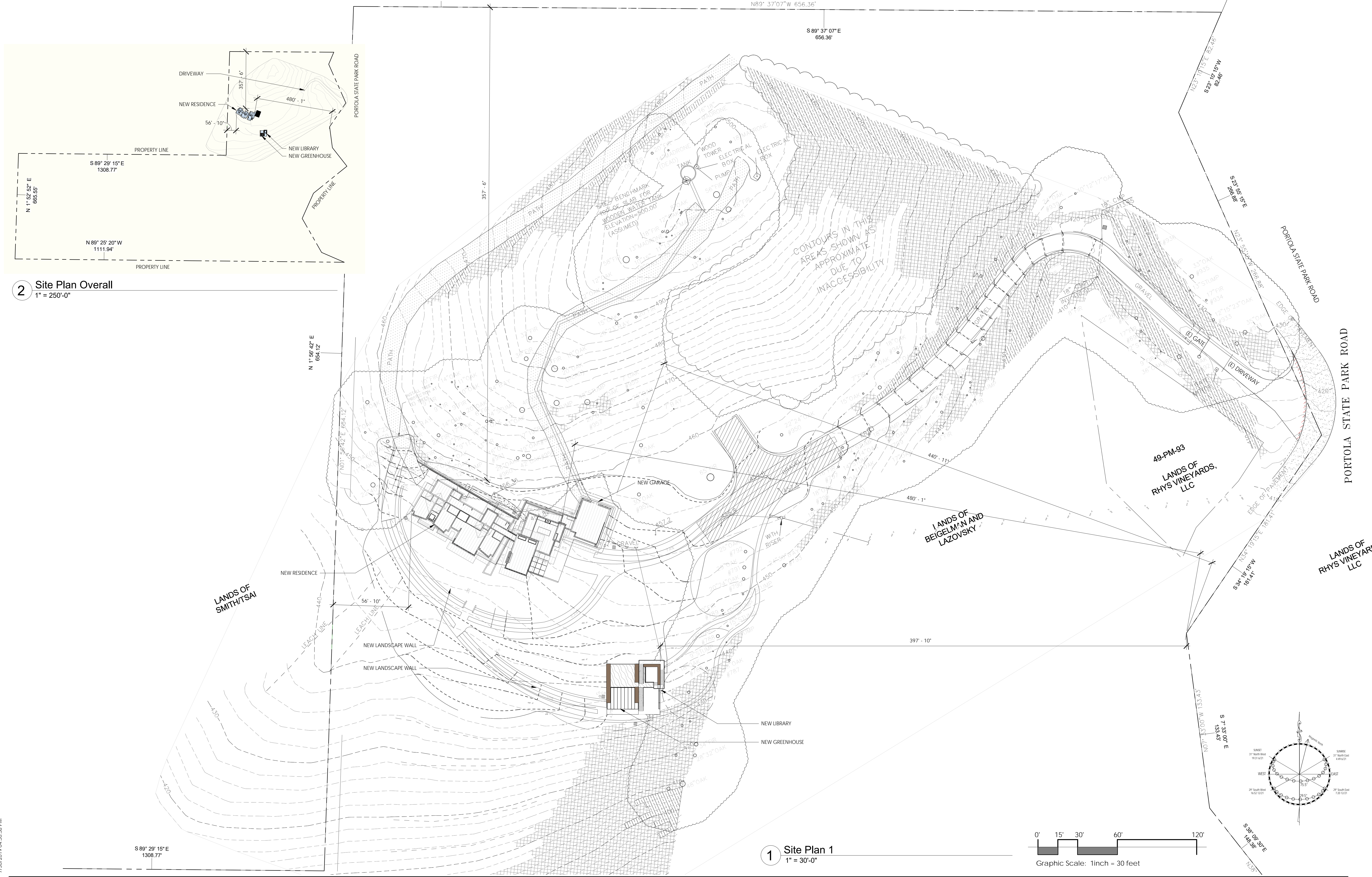


AERIAL VIEW FACING NORTH



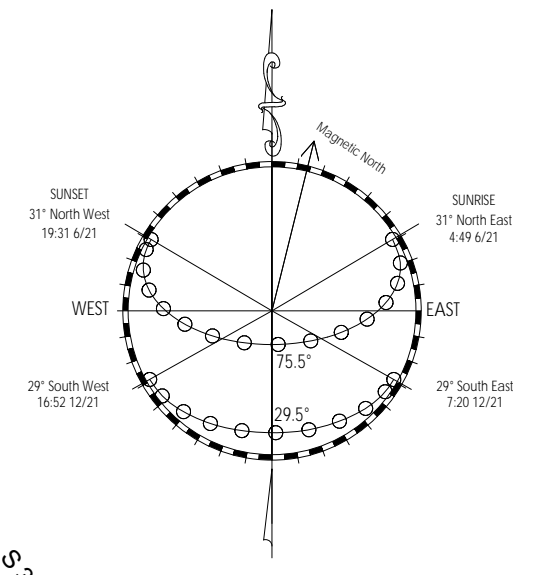
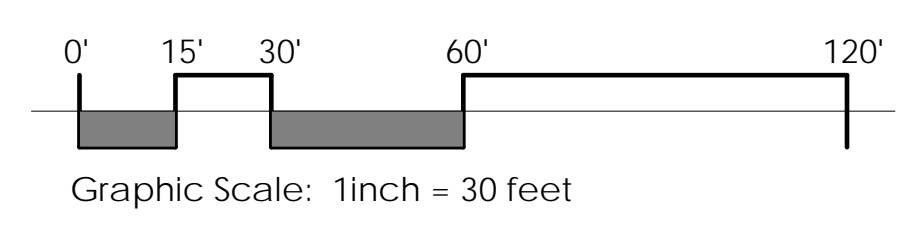
VIEW FROM DOWNHILL

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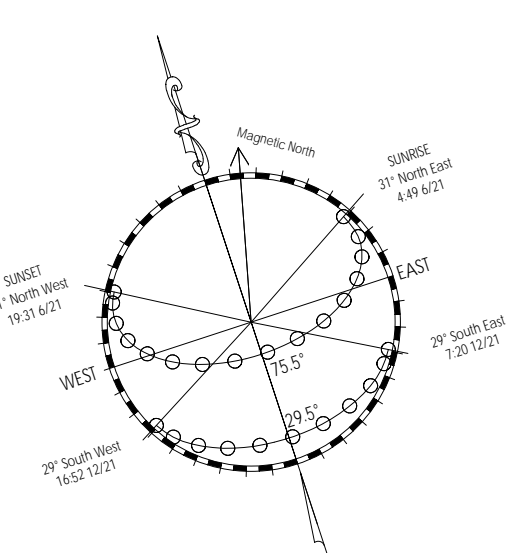
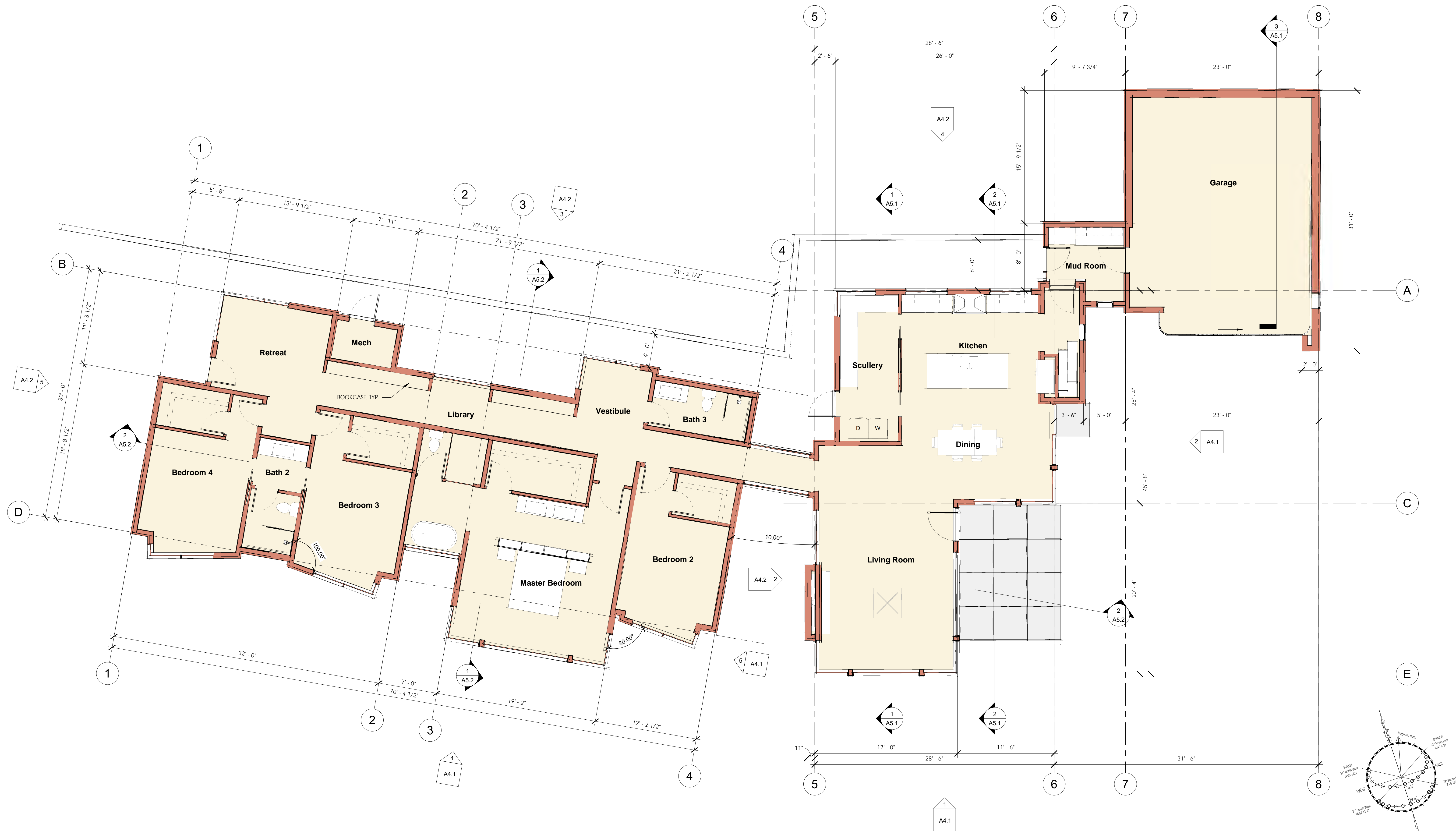


**2 Site Plan Overall**  
1" = 250'-0"

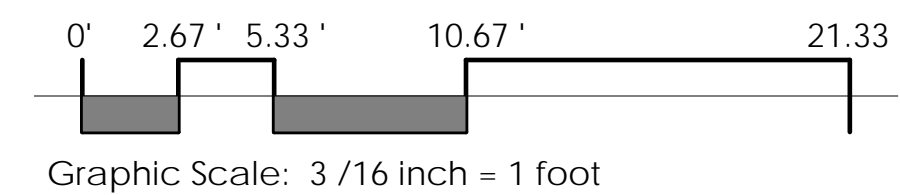
**1 Site Plan 1**  
1" = 30'-0"



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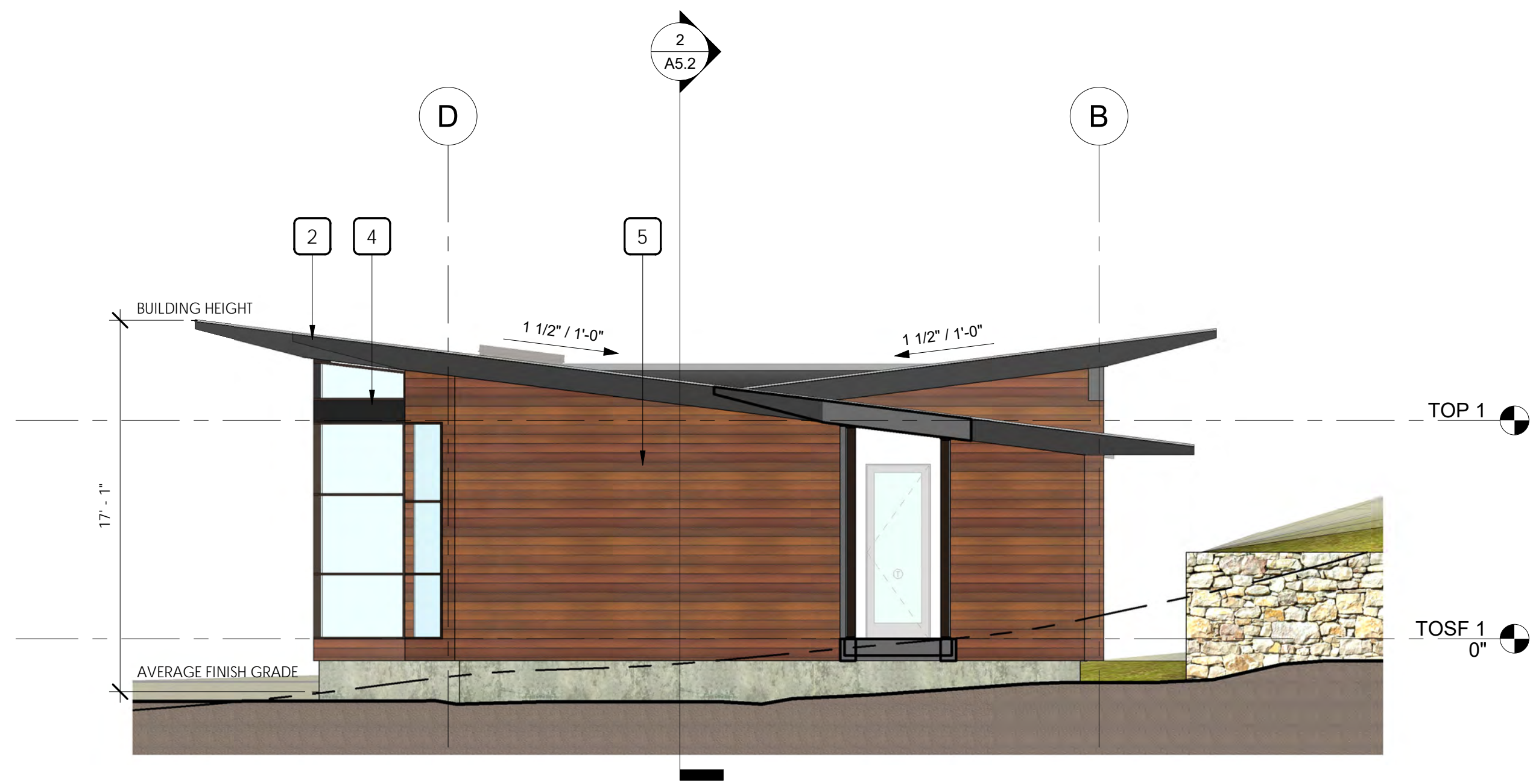


**1** Main House Floor Plan  
3/16" = 1'-0"

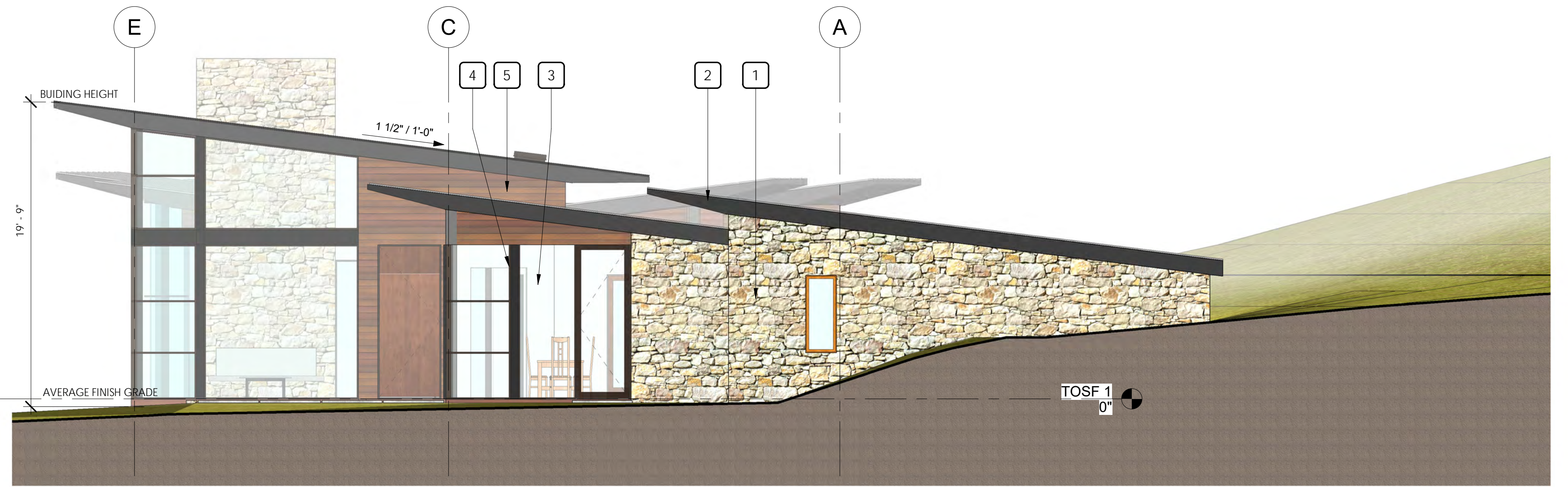


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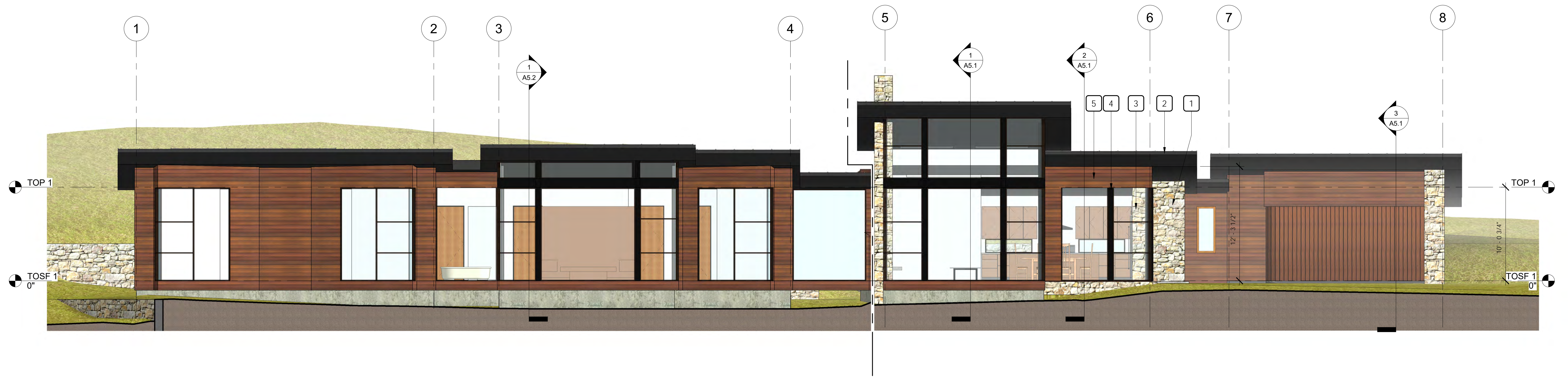




5 East Elevation Through Bridge  
3/16" = 1'-0"

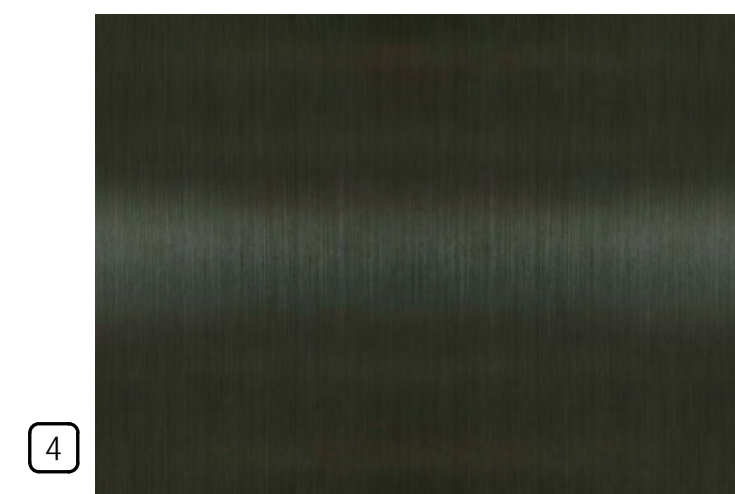
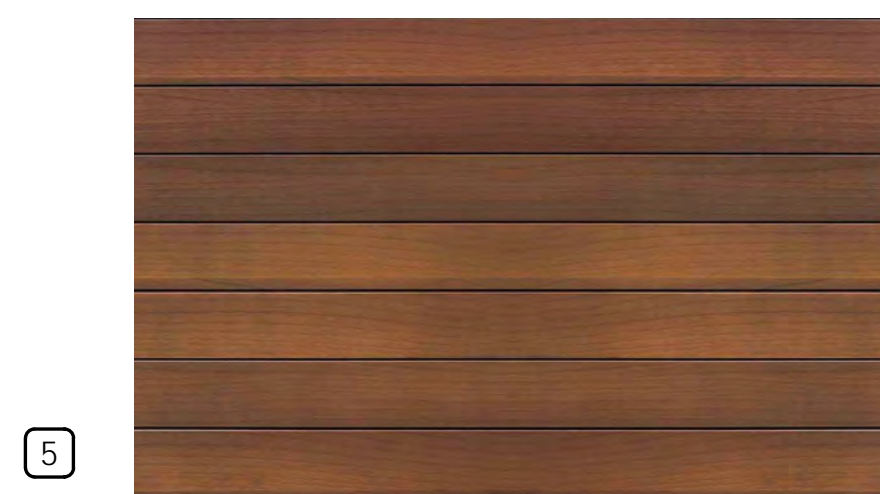


2 East Elevation  
3/16" = 1'-0"



4 South West Elevation  
3/16" = 1'-0"

1 South Elevation  
3/16" = 1'-0"

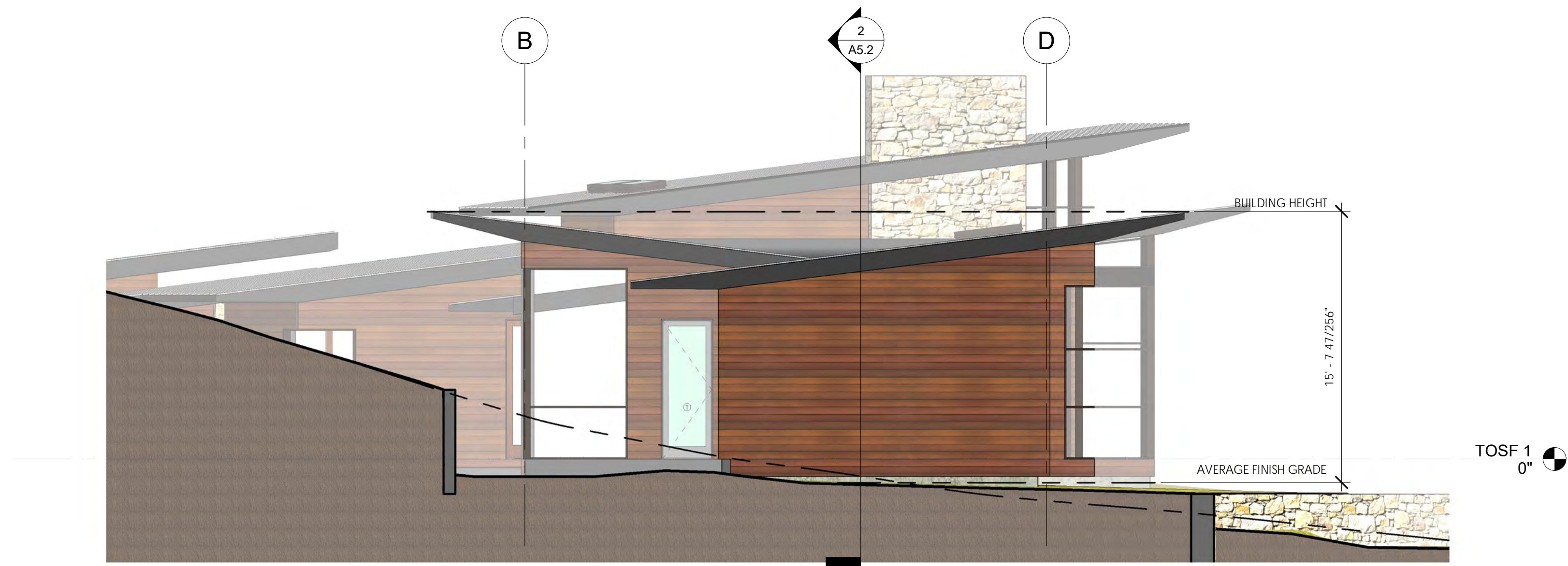


KEY NOTES

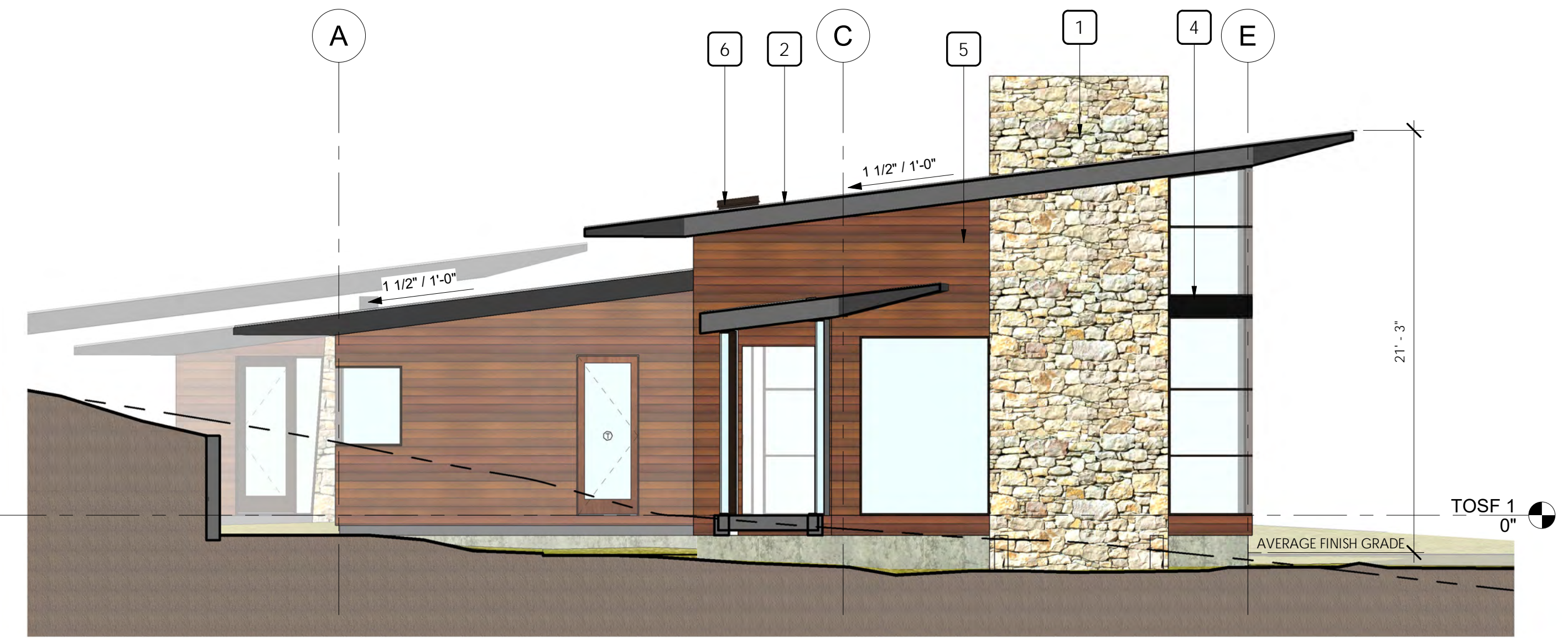
- 1 STONE VENEER - EL DORADO STONE OR EQUAL
- 2 CLASS 'A' METAL STANDING SEAM ROOF - COLOR: CUSTOM-BILT - STORMY GRAY
- 3 WINDOWS AND DOORS - COLOR: DARK BRONZE
- 4 WINDOWS AND DOORS - BRUSHED ALUMINUM - DARK BRONZE
- 5 CEDAR RAINSCREEN SIDING - CEDAR SELECT OR EQUAL

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5 West Elevation  
3/16" = 1'-0"

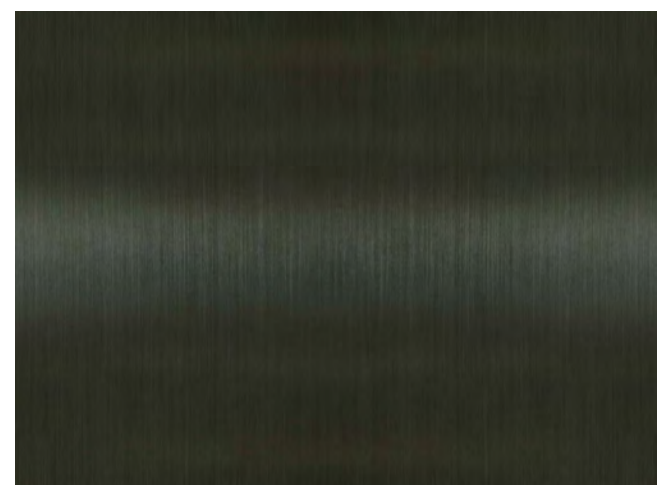
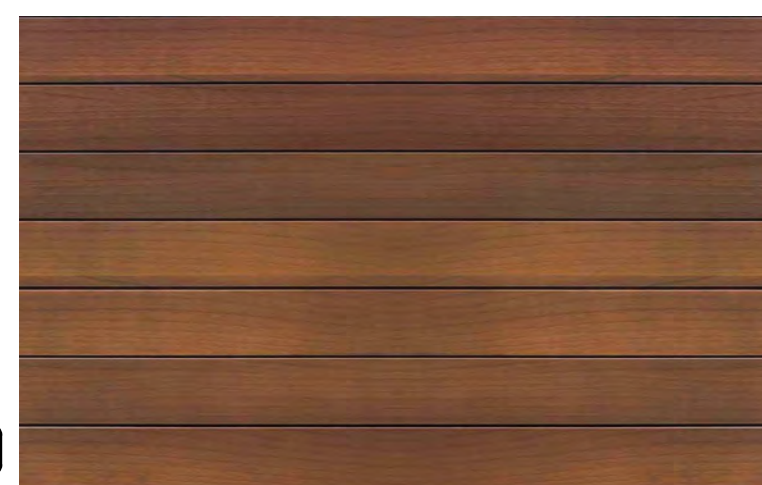


2 West Elevation Through Bridge  
3/16" = 1'-0"



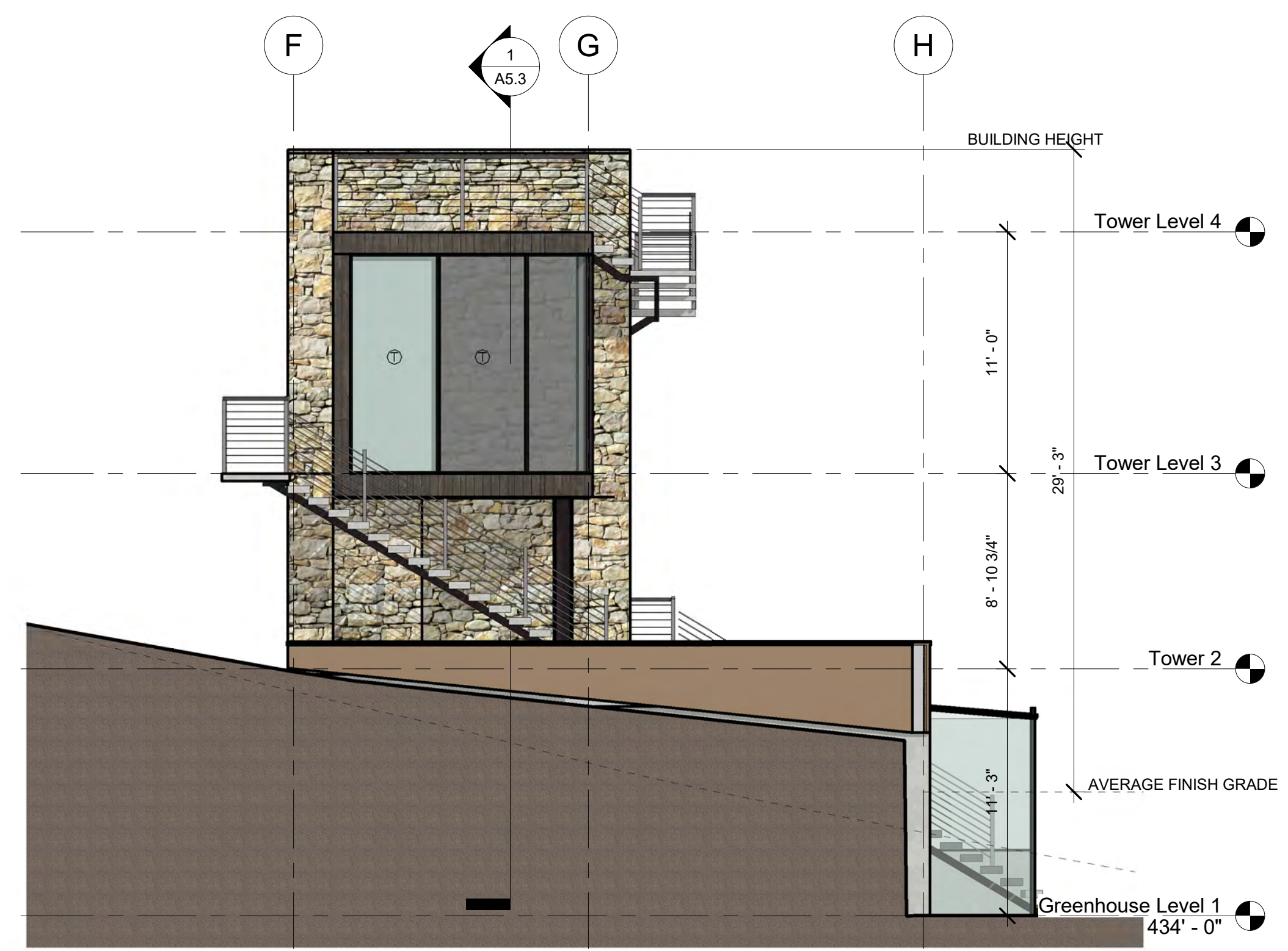
4 North Elevation  
3/16" = 1'-0"

3 North West Elevation  
3/16" = 1'-0"

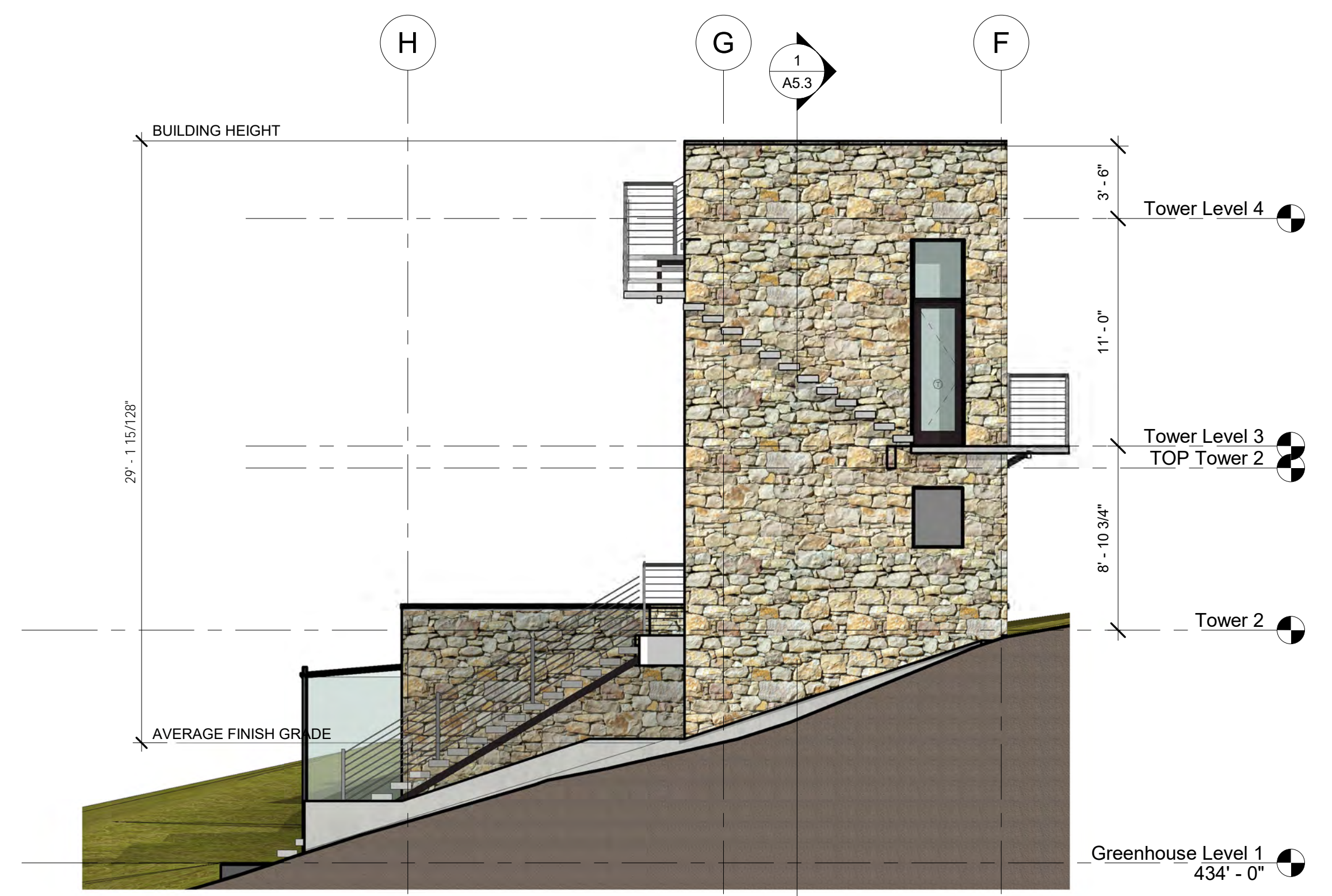


- KEY NOTES**
- 1 STONE VENEER: EL DORADO STONE OR EQUAL
  - 2 CLASS 'A' METAL STANDING SEAM ROOF - COLOR: CUSTOM-BILT - STORMY GRAY
  - 3 WINDOWS AND DOORS - COLOR: DARK BRONZE
  - 4 WINDOWS AND DOORS - BRUSHED ALUMINUM - DARK BRONZE
  - 5 CEDAR RAINSCREEN SIDING - CEDAR SELECT OR EQUAL
  - 6 SKYLIGHTS - VELUX OR EQUAL

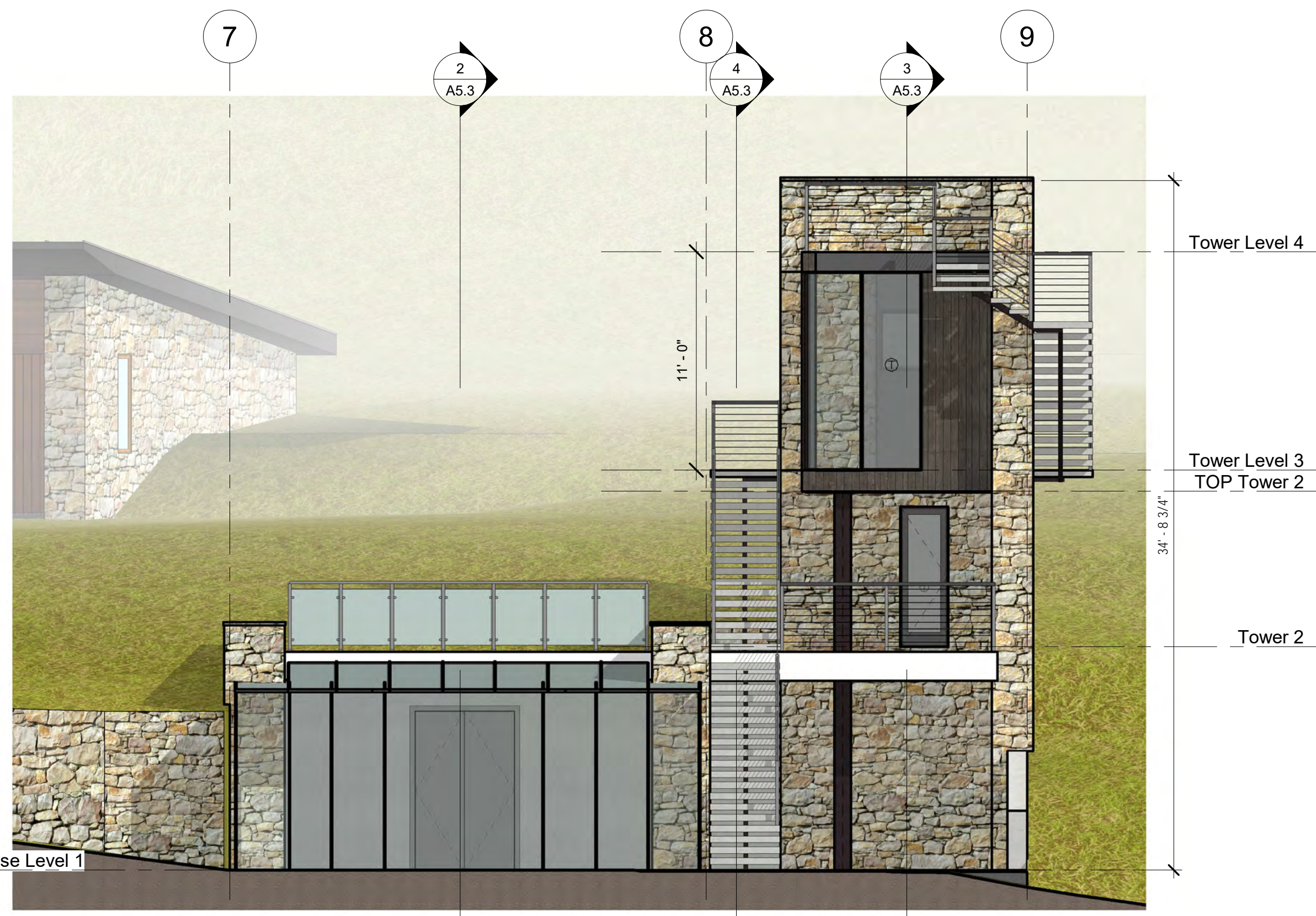
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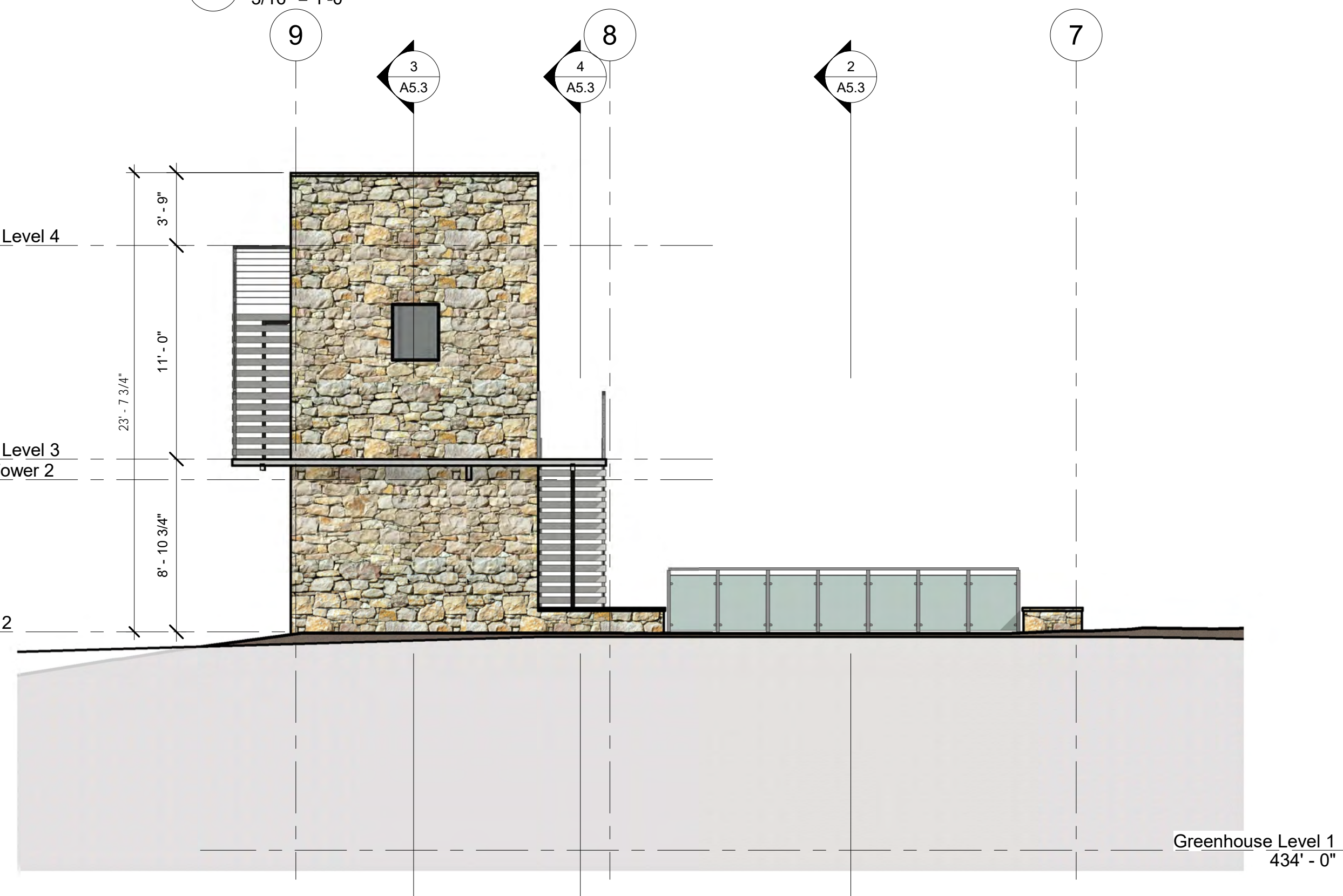
4 West  
3/16" = 1'-0"



2 East  
3/16" = 1'-0"



3 South  
3/16" = 1'-0"



1 North  
3/16" = 1'-0"



- KEY NOTES**
- 1 STONE VENEER: EL DORADO STONE OR EQUAL
  - 2 METAL STANDING SEAM ROOF - COLOR: CUSTOM-BILT - STORMY GRAY
  - 3 WINDOWS AND DOORS - COLOR: DARK BRONZE
  - 4 WINDOWS AND DOORS - BRUSHED ALUMINUM - DARK BRONZE
  - 5 CEDAR RAINSCREEN SIDING - CEDAR SELECT OR EQUAL
  - 6 SKYLIGHTS - VELUX OR EQUAL

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ARBORIST STATEMENT

"Three trees that were inventoried should be removed as they are either dying or are structurally compromised and threaten utility lines (Trees #794, 796, and 798). These removals will not prevent the future regeneration of native forest trees in the area."

"The construction of the path leading around the western edge of the property will require the removal of a 9" douglas-fir, two 11" douglas-fir and a dead 11" coast live oak at the northwest corner of the new residence (top left corner of C2.1). As these trees are not regulated, they will not require removal permits, but are indicated on the Landscape and Civil plans. These removals and the grading required for pathway construction will not prevent the future regeneration of native forest trees in the area."



STATEMENT OF COMPLIANCE:

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

*Reed*  
SANDRA M. REED - LANDSCAPE ARCHITECT

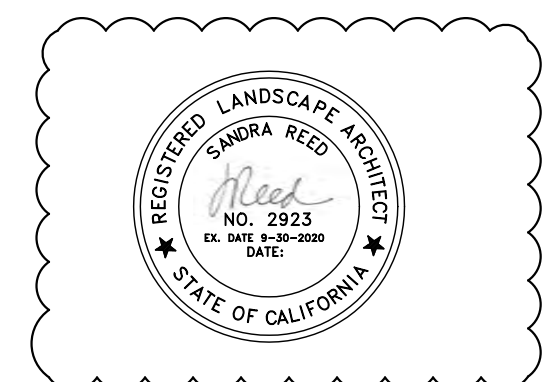
DATE: 06-11-2019

STATEMENT:

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

*Reed*  
SANDRA M. REED - LANDSCAPE ARCHITECT

DATE: 06-11-2019



PLAN CHECK 07-12-19  
PLAN CHECK 01-21-20  
-ADDITION OF REPLACEMENT TREES

PLANNING REVIEW

DATE  
01-21-20

BEIGELMAN DACHA  
222 PORTOLA STATE ROAD, LA HONDA CA  
SAN MATEO COUNTY APN: 085-100-260

SHEET TITLE  
LANDSCAPE PLAN

SHEET NUMBER  
L1.0

ZAC Landscape Architects, Inc.  
145 Keller Street  
Petaluma, California 94952  
(707) 696-2967  
www.zaclandscape.com  
sr@zaclandscape.com





ARBUTUS MENZIESII  
- MADRONE



AESCULUS CALIFORNICA  
- CALIFORNIA BUCKEY



CERCIS OCCIDENTALIS  
- REDBUD



CERCOCARPUS BETULOIDES  
- MOUNTAIN IRONWOOD



IRRIGATED and TEMPORARY IRRIGATED MEADOW



NON-IRRIGATED GRASSES & WILDFLOWERS

# PLANT LIST

## TREES

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	WUCOLS	BIORETENTION	FRAGRANCE	GENERAL DESCRIPTION
<b>TREE LEGEND</b>												
	AES CAL	AESCULUS CALIFORNICA	CALIFORNIA BUCKEY	15 GAL	D		N	Dr				DEC 15-45H 20-50W WHT FRGT
	ARB MEN	ARBUTUS MENZIESII	MADRONE	15 GAL			N					EV 20-100H 20-100W SPRING WHT/PN
	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	D		N	Dr	VL			DEC 10-18H1018W PT SHD MAG MULTI TRNK SEED FC NO WET SOILS
	CER BET	CERCOCARPUS BETULOIDES	MOUNTAIN IRONWOOD	15 GAL			N	Dr	L			EV 12-20H12W DARK GREEN LEAVES WITH GRAY BENEATH FRUIT W THWISTED SHOWY PLUMES

## GROUND COVER

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	WUCOLS	BIORETENTION	GENERAL DESCRIPTION
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	SEED	D		N	Dr	VL		AN 8-24"H12"W BLUE GREY LVS ORANGE FLWR SELF SEEDS
	LUP ARB	LUPINUS EXCUBITUS	GRAPE SODA LUPINE	SEED	D		N	Dr	VL		EV 2H3W GRAY FOIL PUR FLWR FRAGRANT BIRDS, BUT
	MEL IMP	MELICA IMPERFECTA	COAST MELIC GRASS	SEED	D		N	Dr	VL		1-2H2-3W SUN TO PT SHADE EROSION CONTRL
	STI LEP	STIPA LEPIDA	FOOTHILL NEEDLEGRASS	SEED			N	Dr	VL		DEC 2H CLUMPING SUN, PT SHADE GOOD UNDER OAKS BIRD, BUT

