

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

DATE: November 29, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a recommendation to the Board of Supervisors to adopt an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, approve a General Plan Amendment, pursuant to Section 6550 of the County Zoning Regulations, a Minor Subdivision, pursuant to Sections 7000 et seq. of the County Subdivision Ordinance, and a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, to allow a 3-lot subdivision of a 44,721 sq. ft. single-family residential parcel, with proposed lot sizes of 12,010 sq. ft., 19,023 sq. ft. (net size: 14,926 sq. ft.), and 13,687 square feet. Project includes removal of a 54-inch diameter at breast height (dbh) Heritage Valley oak tree (Tree No.3), as well as 6 other significant trees. A total of 850 cubic yards (c.y.) of cut is needed for driveway improvements.

County File Number: PLN 2022-00321 (Goswamy)

PROPOSAL

The applicant proposes a three-lot subdivision of a single-family residential parcel. The project proposes a driveway to access Lots 1 and 2 that would be in the footprint of the existing driveway used to access the existing residence. The proposed General Plan (GP) amendment would change the Land Use Designation from Low Density Residential to Medium-Low Density Residential, which would facilitate the parcel's subdivision into three parcels. Under future permits, the applicant plans to demolish the existing house built in 1920 and an existing septic system, build three (3) new single-family residences, and connect the resulting three parcels to a public sewer and water system (the property is not currently located in a sewer or water district, and the proposed connection to the public sewer and water system is subject to approval by LAFCO). The subdivision proposal includes removal of a 54-inch dbh Heritage Valley oak tree (Tree No.3), as well as 6 other significant trees. There are a total of 46 live trees at the site. A total of 850 c.y. of cut is needed for driveway improvements.

RECOMMENDATION

That the Planning Commission recommend that the Board of Supervisors:

1. Adopt a resolution adopting the Initial Study/Mitigated Negative Declaration for the General Plan amendment, minor subdivision, and grading permit for the project;
2. Adopt a resolution amending the San Mateo County General Plan Land Use Map to change the land use designation of Assessor Parcel Number 058-272-120 from Low Density Residential to Medium-Low Density Residential; and
3. Approve the Minor Subdivision and Grading Permit, County File Number PLN 2022-00321, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Senior Planner

Applicant/Owner: Paul Goswamy

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 500 feet of the project parcel and a notice for the hearing posted in a newspaper San Mateo Times of general public circulation.

Location: 890 Upland Road at Foss Drive, located in the unincorporated Emerald Lake Hills area of San Mateo County.

APN: 058-272-120

Size: 44,721 sq. ft. parcel (1.027 acres)

Existing Zoning: Residential Hillside District/Design Review District (RH/DR)

General Plan Designation: Low Density Residential; Urban

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-Family Residential

Water Supply: An Outside Service Agreement(s) for two (2) new water connections (existing house has a water connection) is proposed and is subject to the approval of Local Agency Formation (LAFCo) and the City of Redwood City.

Sewage Disposal: An Outside Service Agreement(s) for three (3) new sewer connections is proposed and is subject to the approval of Local Agency Formation (LAFCo) and the City of Redwood City.

Flood Zone: Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0282E, effective October 16, 2012.

Environmental Evaluation: An Initial Study/Mitigated Negative Declaration was prepared and circulated for public review from October 19, 2023, to November 19, 2023. No comments have been received as of the writing of this report.

Setting: The property is located within an existing residential neighborhood and adjoins developed parcels on all sides, except along the street-front side on Upland Road. The property slopes upward from Upland Road with an average slope of approximately 12 percent.

Chronology:

<u>Date</u>	<u>Action</u>
1920	- Existing residence built.
August 23, 2022	- Major Development Pre-Application workshop. Public comments concerned the compatibility of the proposed density with the surrounding area, tree preservation particularly for the Heritage Valley oak Tree (Tree No.3), parking, traffic, and drainage. See workshop summary letter in Attachment E.
December 14, 2022	- Subject application submitted.
January – February 2023	The County Arborist reviews an arborist report for the removal of trees including a 54.1-inch dbh Heritage Valley oak (Tree No.3) and a 38.8-inch dbh Significant Valley oak (Tree No.26). The County Arborist requests performance of a resistograph test to test for tree decay for Trees No.3 and No.26. The County Arborist reviews subsequent resistograph test results which confirm the extent of decay in lower trunk sections of Trees No.3 and No.26, noting that the Project Arborist’s observations of decay and defect in the upper canopy of both trees, provide few options for adequate mitigation measures.
March 15, 2023	- At its meeting, the San Mateo County Historical Resources Advisory Board (HRAB) reviewed the Historical and Architectural Evaluation for the property, which concludes that the house and other structures at the property are not architecturally or historically significant. The Historical

Resources Advisory Board found that the structures could be demolished with stipulations to photograph the exterior and interior of the house and outbuildings; and salvage and save special elements such as art glass windows, redwood beams, built ins, and the like.

- July 14, 2023 - Applicant submits revised plans addressing review agency comments.
- August 14, 2023 - Application deemed complete.
- October 19, 2023 - An Initial Study/Mitigated Negative Declaration was prepared and released for public review from October 19, 2023, to November 19, 2023. No comments have been received as of the writing of this report.
- November 29, 2023 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Proposed General Plan Land Use Designation Amendment

While the project complies with the lot size and slope requirements of the Residential Hillside (RH) Zoning District, the proposed project density does not comply with the Low Density Residential land use designation of the County's General Plan, which allows for 0.3-2.3 dwelling units per net acre (du/ac). The proposed project density is 2.92 du/net ac. and, therefore, the applicant proposes a General Plan Amendment to change the Land Use Designation from Low Density Residential to Medium-Low Density Residential, which allows for 2.4-6.0 du/net ac. and the proposed density of 3 lots.

As discussed in Section 11 of the IS/MND, the property is not contiguous to any County properties designated for Medium-Low Density Residential land use, however an area designated for Medium-Low Density Residential is located approximately 300 feet away on the north side of Hillcrest Drive. Also, across Upland Road to the south, denser residential areas in the City of Redwood City are located within close proximity of the parcel. These areas are shown on a map included as Attachment F of the IS/MND (Attachment D).

2. Conformance with the General Plan Policies

a. Urban Land Use

Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and public services are available. The project site is relatively larger in size, 44,721 sq. ft. (1.027 acres) compared to surrounding 5,000 sq. ft. – 20,000 sq. ft. residential parcels within the same RH Zoning District. The proposed project will allow better utilization of the comparably larger project site to fulfill urban land use objectives which seek to maximize housing opportunities in urban areas of the County and decrease the demand to construct housing in undeveloped areas.

b. Water Supply and Wastewater

Water Supply Policies 10.10 (*Water Suppliers in Urban Areas*) and 10.12 (*Coordination of Water Suppliers*) consider water systems as the appropriate water supply for urban areas and seek to ensure water providers have capacity commensurate with the level of development permitted by adopted land use plans. Additionally, Wastewater Policies 11.4 (*Adequate Capacity for Unincorporated Areas*) and 11.5 (*Wastewater Management in Urban Areas*) consider sewerage systems as the appropriate method of wastewater management in urban areas and seek to ensure adequate capacity is available for unincorporated areas. The proposed project has been preliminarily reviewed by the City of Redwood City, who confirmed adequate capacity. As required by Condition 72, Outside Service Agreements for two (2) water connections (existing house has a water connection) and three (3) sewer connections are required and subject to the approval of Local Agency Formation (LAFCo) and the City of Redwood City.

c. Housing Element

Policy HE 11 (*Amend Zoning and General Plan Land Use Designations to Meet Future Housing Needs*) encourages modification of General Plan land use designations and zoning regulations to accommodate the construction of needed new housing units. Policy HE 20.1 seeks to undertake General Plan amendments and/or rezoning of undeveloped and underutilized land for higher density residential and mixed-use development, as necessary, to meet the County's current and future Regional Housing Needs Allocation and to facilitate housing production countywide. The State of California requires each jurisdiction in the State to include a Housing Element as part of its General Plan. Within the County Housing Element, the County is required to demonstrate how the existing and projected housing needs of people of all income levels will be met.

3. Compliance with Subdivision Regulations

Pursuant to Section 7010 of the County Subdivision Regulations, subdivisions require a Development Footprint Analysis (DFA) to evaluate any site development constraints and potential impacts to natural resources, sensitive habitats, and on-site hazards. The applicant completed the DFA process (PRE2022-00020) in August 2022.

The project complies with the Subdivision Design and Layout requirements of Section 7020, including minimum lot size, lot dimensions and lot frontage (minimum of 20 feet). Proposed Lot 2, a flag lot, meets the applicable requirements, including, but not limited to, that 1) the access corridor is not utilized in the calculation of minimum lot width, minimum and maximum lot depth, or minimum lot area; that 2) the access corridor is in fee ownership with the lot it accesses; and that 3) the access corridor has a minimum width along its entire length of twenty (20) feet. As discussed in Section A.4, the net size of Lot 2 (14,926 sq. ft.) exceeds the minimum lot size of 12,000 sq. ft.; the access corridor to Lot 2 is in fee ownership with Lot 2; and the access corridor exceeds the minimum width of 20 feet at 25 feet, respectively.

Staff has concluded that the findings required per Section 7013 to approve the subdivision, can be made as follows:

- (1) *That the proposed map is consistent with applicable general and specific plans.* The project is consistent with the County General Plan and Zoning Regulations as discussed in Sections A.1, A.2, and A.5 of this report, specifically with regard to urban land use, water supply, wastewater, and the housing element. The proposed project, as mitigated through the mitigation measures included as conditions of approval in Attachment A, has been determined to have a less than significant impact through the California Environmental Quality Act (CEQA) review.
- (2) *That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans.* The project is consistent with the County General Plan and Zoning Regulations as discussed in Sections A.1, A.2, and A.5 of this report, specifically in terms of parcel sizes based on average slope percentage. The proposed shared driveway will be in the location of the existing driveway, which will minimize site grading and changes to traffic patterns along the Upland Road public right-of-way.
- (3) *That the site is physically suitable for the type and proposed density of development.* This site is physically suited for the proposed density of three (3) single-family residences. The site is in an urbanized area

with parcels of comparable size. In addition, staff has evaluated the proposed tree removal, which is reasonable based on the conditions of the trees and proximity to proposed improvements. The City of Redwood City has agreed to provide the project with water and sewer service, which will eliminate the need for new septic systems.

- (4) *That the design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.* Given the recommended mitigation measures and conditions of approval, project impacts to the environment, including fish and wildlife and their habitat, would be less than significant, as discussed in more detail in Section B of this report.
- (5) *That the design of the subdivision or type of improvements is not likely to cause serious public health problems.* The proposed subdivision is not likely to cause serious public health problems as it would be served by public water and sewer systems that have adequate capacity to serve the project. Review of the project by affected agencies yielded no objections. Only new residential uses are proposed; implementation of mitigation measures and conditions would minimize project health impacts from construction and grading.
- (6) *That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.* There are no existing public access easements on the parcel. A new ingress/egress and emergency vehicle access easement is proposed over the driveway portion of Lot 2 for the benefit of Lot 1. The proposed easement has been reviewed and preliminarily approved by the Department of Public Works and would not conflict with any other easements.
- (7) *That in this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, are otherwise available within a reasonable distance from the subdivision, will be provided, and are substantially equivalent to ones previously acquired by the public.* This finding is not applicable, as there are no existing easements.
- (8) *That, the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act"), Section 7013 and requires that additional findings be made.* The project site is not subject to a Williamson Act contract and is not designated by the General Plan as open space so the finding regarding such areas is not applicable to the proposed subdivision.

- (9) *That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.* The City of Redwood City has reviewed the application and found the project, as conditioned, to comply with applicable sewer system requirements.
- (10) *That, for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, Section 7013 requires additional findings.* The project parcel is not located in a state responsibility area or a very high fire hazard severity zone. The project was reviewed by the County of San Mateo Fire Department and received preliminary approval with conditions, provided in Attachment A.

4. Compliance with Zoning Regulations

a. Development Standards of the RH Zoning District

As shown in the table below, the proposed subdivision complies with the development standards of the RH Zoning District.

Development Standards	RH Zoning District	Proposed
Building Site Area	Lots 1&2 (less than 17% avg. slope): 12,000 sq. ft. Lot 3 (18% avg. slope): 13,000 sq. ft.	Lot 1: 12,010 sq. ft. Lot 2: 19,023 sq. ft. (Net: 14,926 sq. ft.) Lot 3: 13,687 sq. ft.
Minimum Front Setback	20 ft.	Complies*
Minimum Rear Setback	20 ft.	Complies*
Minimum Right Side Setback	10 ft.	Complies*
Minimum Left Side Setback	10 ft.	Complies*
* Based on conceptual building envelopes provided on Tentative Map		

5. Compliance with Grading Regulations

The proposed project requires approximately 850 c.y. of cut to accommodate the proposed driveways. 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 Regulations. 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.* As stated in the IS/MND, the project would have a less-than-significant impact on the environment with the implementation of mitigation measures and standard requirements for erosion control.
- b. *That the project conforms to the criteria of the San Mateo County Grading Ordinance.* The project, as it will be conditioned, conforms to the criteria for review contained in the Grading Regulations, including an erosion and sediment control plan and dust control measures.
- c. *That the project is consistent with the General Plan.* As outlined earlier in Section A of this report, the project conforms to applicable components of the County’s General Plan.

B. ENVIRONMENTAL REVIEW

An Initial Study/Mitigated Negative Declaration was prepared and circulated for public review from October 19, 2023, to November 19, 2023. No comments have been received as of the writing of this report.

- 1. **Trees:** The project would result in the removal of one (1) Heritage tree and six (6) Significant trees, as listed in Table 1, with a description of tree health and reason for removal.

Table 1 – Proposed Tree Removals				
<i>Tree No.</i>	<i>Size and Species</i>	<i>Location</i>	<i>Health</i>	<i>Reason for Removal</i>
3 (Heritage)	54.1" dbh Heritage Valley oak	Proposed Lot 1	Fair	Decay; poor condition with a high-risk failure
1	45.3" dbh Significant Red gum eucalyptus	Proposed Lot 2	Fair vigor; poor form	Located in shared driveway and confines fire access
14	12.8" dbh Significant Black acacia	Proposed Lot 2	Mostly dead	Located in shared driveway and confines fire access
15	18.9" dbh Significant Black acacia	Proposed Lot 2	Mostly dead	Located in shared driveway and confines fire access
26	38.8" dbh Significant Valley oak	Proposed Lot 2	Fair	Decay; poor condition with a moderate to high-risk failure
45*	13.6" dbh Significant Coast live oak	Proposed Lot 3	Fair vigor and form	In driveway of future home
46	16.4" dbh Significant California pepper tree	Proposed Lot 3	Mostly dead	Mostly dead
Notes: *Tree No.45 shall be retained through the subdivision improvement process but may be removed for home construction on Lot 3. **Tree #18 is dead and may be removed at any time.				

2. The County Arborist reviewed an arborist report prepared by Jeremy Ingalls, Certified Arborist (Project Arborist), dated February 8, 2022, for the removal of trees including a 54.1-inch dbh Heritage Valley oak (Tree No.3) and a 38.8-inch dbh Significant Valley oak (Tree No.26). The County Arborist requested that the Project Arborist complete a resistograph test to test for tree decay for Trees No.3 and No.26.

On February 6, 2023, an additional arborist report was submitted to the County as prepared by Mr. Ingalls, dated January 25, 2023. After review of the report, the County Arborist found that the resistograph tests confirm extent of decay in lower trunk sections of Trees No.3 and No.26, noting that the Project Arborist's observations of decay and defect in the upper canopy of both trees, provide few options for adequate mitigation measures (e.g., pruning or bracing). Per Condition 20, removal of Trees No.3 and No.26 is conditioned on an approved building permit on subdivided parcels where the trees are located. Additionally, Tree No.3 shall be replaced with 2 – 48-inch box Valley oak (*Quercus lobata*), and Tree No.26 with 1 – 36-inch box Valley oak.

3. Cultural/Historical Resources: Future development of Lot 2 of the project includes the demolition of the existing residence built in 1920. The applicant has submitted a Historical and Architectural Evaluation for the property, dated March 13, 2022, prepared by Bonnie Bamburg of Urban Programmers (Attachment D3 of the IS/MND). Urban Programmers concluded that the house, when compared to the criteria of San Mateo County, does not appear to meet the level of original design or significant associations required to be recommended for a County Landmark. On March 15, 2023, after review of the Historical and Architectural Evaluation, the County Historical Review Advisory Board (HRAB) found that the house and other structures at the property are not architecturally or historically significant. HRAB found that the structures could be demolished with the following stipulations: a) Photograph (with high resolution camera) the exterior and interior of the house and outbuildings; and b) Salvage and save special elements such as art glass windows, redwood beams, built ins, and the like. Staff has added Mitigation Measure 20 to require the owner to comply with HRAB's stipulations prior to demolition of the existing structures.

C. ALTERNATIVES

In addition to the recommended action, the Planning Commission may choose to continue its review of the project to request additional information; recommend that the Board of Supervisors deny the project and identify findings for such denial; or recommend that the Board of Supervisors approve the project with amendments to the suggested conditions of approval.

D. REVIEWING AGENCIES

Building Inspection's Drainage Section
Building Inspection Geotechnical Section
County Environmental Health Services
County Department of Public Works – Roads; Sanitation District
County Arborist
San Mateo County Fire Department
City of Redwood City
Local Agency Formation Commission
San Mateo County Historical Resources Advisory Board

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Initial Study/Mitigated Negative Declaration (Attachments excluded here;
Available at: <https://www.smcgov.org/planning/general-plan-amendment-minor-subdivision-890-upland-road-emerald-lake-hills>)
- E. Major Development Pre-Application Workshop Summary Letter
- F. Project Justification Letter, dated November 28, 2022

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County of San Mateo
Planning and Building Department

RECOMMENDED ACTIONS, RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2022-00321 Hearing Date: November 29, 2023

Prepared By: Camille Leung, Senior Planner For Adoption By: Board of Supervisors

RECOMMENDED ACTIONS

Recommend that the Board of Supervisors:

1. Adopt a resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
2. Adopt a resolution amending the subject parcel's General Plan Land Use designation from Low Density Residential to Medium-Low Density Residential.
3. Approve the Major Subdivision and Grading Permit by adopting the findings and conditions of approval found in Attachment A of the staff report.

RECOMMENDED FINDINGS

Recommend the following findings to the Board of Supervisors:

Regarding the Initial Study/Mitigated Negative Declaration, Find:

1. That the Board of Supervisors does hereby find that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Initial Study/Mitigated Negative Declaration (IS/MND) is complete, correct, and adequate and prepared in accordance with the CEQA and applicable State and County Guidelines.
3. That on the basis of the IS/MND, comments received hereto, testimony presented and considered at the public hearing, and based on analysis contained in the relevant staff reports, there is no substantial evidence that the project will have a significant effect on the environment.

4. That the Mitigation Measures (numbered 1 through 23) in the IS/MND and agreed to by the owner and placed as conditions on the project address the Mitigation Monitoring and Reporting Plan requirements of California Public Resources Code Section 21081.6.1. The Mitigation Measures have been included as conditions of approval in this attachment. This attachment shall serve as the Mitigation Monitoring and Reporting Plan.

Regarding the General Plan Amendment, Find:

5. That the Board of Supervisors has reviewed and considered the information contained in the IS/MND prior to approving the amendment.
6. That the amendment is required by public necessity, convenience, and general welfare, and that the amendment has followed the procedure specified in Chapter 27 (Amendments) of the San Mateo County Zoning Regulations. The proposed amendment would allow for two (2) additional single-family residential lots to be created through subdivision of the subject parcel.

Regarding the Minor Subdivision, Find:

7. That the proposed map is consistent with applicable general and specific plans. The project is consistent with the County General Plan and Zoning Regulations as discussed in Sections A.1, A.2, and A.5 of this report, specifically with regard to soil resources, urban land use, water supply, wastewater, and the housing element.
8. That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans. The project is consistent with the County General Plan and Zoning Regulations as discussed in Sections A.1, A.2, and A.5 of this report, specifically in terms of parcel sizes based on average slope percentage. The proposed shared driveway will be in the location of the existing driveway, which will minimize site grading and changes to traffic patterns along the Upland Road public right-of-way.
9. That the site is physically suitable for the type and proposed density of development. This site is physically suited for the proposed density of three (3) single-family residences. The site is in an urbanized area with parcels of comparable size. In addition, staff has evaluated the proposed tree removal, which are reasonable based on the conditions of the trees and proximity to proposed improvements. The City of Redwood City has preliminarily agreed to provide the project with water and sewer service, which will eliminate the need for additional septic systems.

10. That the design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Given the mitigation measures and conditions of approval, project impacts to the environmental, including fish and wildlife and their habitat would be less than significant, as discussed in more detail in Section B of this report.
11. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision is not likely to cause serious public health problems as it would be served by public water and sewer systems that have adequate capacity to serve this project. There are no hazardous or noxious uses proposed and, as mitigated and conditioned, no public health problems are likely to occur from construction and grading work.
12. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. There are no existing public access easements on the parcel. A new ingress/egress and emergency vehicle access easement is proposed over the driveway portion of Lot 2 for the benefit of Lot 1. The proposed easement has been reviewed and preliminarily approved by the Department of Public Works and would not conflict with any other easements.
13. That in this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, are otherwise available within a reasonable distance from the subdivision, will be provided, and are substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the Advisory Agency to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. This finding is not applicable, as there are no existing easements.
14. The project site is not subject to a Williamson Act contract and is not designated by the General Plan as open space so the finding regarding such areas is not applicable to the proposed subdivision.
15. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The City of Redwood City has reviewed the application and found the project, as conditioned, to comply with applicable sewer system requirements.

16. The project parcel is not located in a state responsibility area or a very high fire hazard severity zone. The project was reviewed by the County of San Mateo Fire Department and received preliminary approval with conditions. The conditions provided in Attachment A will ensure that the project complies with all applicable fire regulations.

Regarding the Grading Permit, Find:

- 17. That the granting of the permit will not have a significant adverse effect on the environment. The project, as proposed and conditioned, has been reviewed and preliminarily approved by the Planning and Building Department's Geotechnical Section and the Department of Public Works, with conditions incorporated into Attachment A of the staff report. As analyzed in the staff report, with imposition of the conditions of approval, the project would not have a significant adverse effect on the environment.
- 18. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Regulations and is consistent with the General Plan. The project, as it will be conditioned, conforms to the criteria for review contained in the Grading Regulations, including an erosion and sediment control plan and dust control measures. The project conforms to the applicable components of the County's General Plan.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

- 1. This approval only applies to the proposal, documents and plans described in this report and approved by the Board of Supervisors. 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. This subdivision and grading permit approval is valid for two years, during which time a final map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees prior to the expiration date.
- 3. The property owner(s) shall coordinate with the project planner to record the Notice of Determination and pay an environmental filing fee of \$2,764.00 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a \$50.00 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.

4. Prior to recordation of the Final Map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by County Subdivision Regulations, Section 7055.3. The fees shall be based upon the assessed value of the project parcel at the time of recordation and as calculated by County staff using the appropriate worksheet.
5. Per Section 7028.4 of the County Subdivision Regulations, any new utilities shall be located underground from the nearest existing pole. No new poles are permitted to be installed.
6. Prior to recordation of the final map, the applicant shall submit to the Current Planning Section for review and approval the proposed common area Covenants, Conditions, and Restrictions (CC&Rs). Once approved, the CC&Rs shall be recorded with the final map and become binding upon all parcels created by this project. This document shall expressly address maintenance of common areas, landscaping, stormwater treatment/control devices and the private driveway and shared utilities therein.
7. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required information and forms.
8. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued for subdivision improvements, including the shared driveway and utility line extensions.
 - a. The driveway for Lot 3 shall only be graded after the issuance of a building permit for Lot 3.
 - b. Private stormwater systems shall only be graded and constructed after the issuance of the respective building permits for each house.
 - c. Once a building permit has been issued for subdivision improvements, the applicant may remove only Trees No.1, No.14, No.15, and No.46. All other trees must be protected during grading and construction in accordance with the Arborist Report. Compliance with Tree Protection Plan of the Arborist Report shall be demonstrated on plans submitted for the building permit application.
 - d. Tree No.18 is dead and can be removed at any time.

9. 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 impede through traffic along the right-of-way on Upland Road. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Upland Road. There shall be no storage of construction vehicles in the public right-of-way.
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 County Ordinance Code Section 4.88.360).

Grading Permit

11. No grading shall be allowed during the winter season (October 1 to April 30) to avoid 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 the associated building permit is a week or less from being issued, dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors). An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations 23. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
12. 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.

13. Prior to issuance of the grading permit “hard card,” the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
14. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
15. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within 30 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, and (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 the Current Planning Section.
16. Add notes to plans submitted for a building permit with the following minimum dust control measures:
 - a. Water all construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.
 - c. Apply water two times daily or apply (non-toxic) soil 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.
 - e. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

Mitigation Measures of the Initial Study/Mitigated Negative Declaration:

17. **Mitigation Measure 1:** Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. 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 toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person 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.
 - i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

18. **Mitigation Measure 2:** Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used. The applicant shall demonstrate compliance with this requirement in plans submitted at the time of building permit application.
19. **Mitigation Measure 3:** A pre-construction, migratory bird nesting survey shall be conducted prior to any proposed tree removal, ground disturbance, demolition, or any other construction-related activities during the nesting bird season (February 1 to August 31). The survey shall be performed both in and within 250 feet of the proposed development area and the results reported to the County. If, for any reason, construction activities do not commence within 10 days of completion of the survey, the survey shall be repeated, and results reported to the County. If active nests are discovered, no construction-related activities, including grading and tree removal, are allowed until birds have fledged from nests, as confirmed by a biologist.
20. **Mitigation Measure 4:** The owner shall comply with the following requirements pertaining to the heritage tree and 6 significant trees proposed for removal:
 - a. The issuance of a tree removal permit for Trees No.3 and No.26 will be conditioned on an issued building permit for homes on the subdivided parcels where the trees are located (Lots 1 and 2, respectively), and replacement as specified. Replacement for Tree No.3 shall be 2 – 48-inch box Valley oak (*Quercus lobata*), and replacement for Tree No.26 shall be 1 – 36-inch box Valley oak (*Quercus lobata*). Location of replacement trees for Trees No.3 and No.26 are shown in Attachment E3 [of the IS/MND], except that the County Arborist has required the applicant to move the replacement tree shown on Lot 3 at least 6 feet from exterior property line. Replacement trees shall be planted prior to final approval of building permits for homes on the proposed lots.
 - b. The owner shall maintain and protect Tree No.45 (13.6-inch dbh Coast live oak), as it does not conflict with subdivision improvements nor is in poor health. The tree may be proposed for removal at the time of the development, subject to County review and approval along with home construction on Lot 3.
 - c. The issuance of a tree removal permit for the other four(4) significant trees shall be conditioned on an issued building permit for subdivision improvements. These trees shall be replaced in a manner consistent with Section 6565.21. Replacement trees shall be planted prior to final approval of building permits for homes on the proposed lots.

- d. All replacement trees shall be shown on a landscape plan submitted prior to recordation of the subdivision map.
21. **Mitigation Measure 5:** Prior to issuance of a building permit for subdivision improvements and residential development, the applicant shall protect all significant trees which are not approved for removal, including submittal of a tree protection plan, as prepared by a certified arborist and consistent with the protection measures of the County's Significant Tree Regulations and County Arborist, as listed below. Tree protection measures shall also be shown on the Erosion and Sedimentation Control Plan.
- a. A root barrier shall be required at the existing driveway during driveway improvement construction for the Pistache and Oak trees along driveway. The Project Arborist shall prepare root barrier details to be submitted at the time of a building permit application for subdivision improvements, subject to review by the County Arborist.
 - b. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
 - c. 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.
 - d. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
 - e. 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 the site inspection following root cutting.
 - f. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
 - g. 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 (8) feet.
 - h. Prior to Issuance of a building 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.

22. **Mitigation Measure 6:** Although proposed project area itself has low possibility of containing unrecorded archaeological site(s), it is possible that subsurface deposits may yet exist or that evidence of such resources has been obscured by more recent natural or cultural factors such as downslope aggradation and alluviation and the presence of non-native trees and vegetation. Archaeological and historical resources and human remains are protected from unauthorized disturbance by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow qualified Archaeologists to identify, record, and evaluate such resources and recommend an appropriate course of action.
23. **Mitigation Measure 7:** In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).
24. **Mitigation Measure 8:** The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
25. **Mitigation Measure 9:** Prior to the issuance of a building permit for site development, the applicant shall demonstrate compliance with the recommendations of the Project Engineer as described in Geotechnical Investigation, prepared by Silicon Valley Soil Engineering (SVSE) dated September 21, 2021.

26. **Mitigation Measure 10:** Prior to issuance of the grading permit hard card, the applicant shall demonstrate that all cut spoils will be hauled off-site to a County-approved location.
27. **Mitigation Measure 11:** The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
- a. Delineation with field markers 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 (on and off-site) and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - 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 applications 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 site shall be clear and running slowly at all times.
28. **Mitigation Measure 12:** Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.
29. **Mitigation Measure 13:** It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
30. **Mitigation Measure 14:** The property owner shall file a Notice of Intent (NOI) with the Regional Water Quality Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section, prior to the issuance a building permit and any land disturbance.
31. **Mitigation Measure 15:** At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed development checklist (Attachment H) or equivalent measures, to the extent feasible. Such measures shall be shown on building plans.
32. **Mitigation Measure 16:** At the time of building permit application, the applicant shall demonstrate compliance with the following measures, to the extent feasible, where such measures shall be shown on building plans:
- a. BAAQMD BMP: Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet;

- b. BAAQMD BMP: Use local building materials of at least 10 percent;
 - c. BAAQMD BMP: Recycle or reuse at least 50 percent of construction waste.
33. **Mitigation Measure 17**: All project related construction vehicle parking shall be limited to on-site areas. Should street parking be necessary, any and all project-related on-street construction parking is subject to review and approval by the Project Planner and the County Department of Public Works. Prior to issuance of the building permit, the applicant shall show location of all on-street construction parking on plans submitted for the building permit application.
34. **Mitigation Measure 18**: Prior to the issuance of the building permit for the project, a copy of the Notice of Intent (NOI) with the State Water Resources Board, including WDID number, to obtain coverage under the NPDES Permit, shall be submitted to the Project Planner, if project land disturbance is an acre or larger.
35. **Mitigation Measure 19**: The project shall not use a pile-driven pier foundation.
36. **Mitigation Measure 20**: Prior to issuance of a demolition permit for the house and outbuildings, the owner shall provide evidence of having complied with HRAB's stipulations for demolition of the existing structures:
- a. Photograph (with high resolution camera) the exterior and interior of the house and outbuildings. Such photos shall be provided to the County Historical Review Advisory Board;
 - b. Salvage and save special elements such as art glass windows, redwood beams, built ins, and the like.
37. **Mitigation Measure 21**: 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.
38. **Mitigation Measure 22**: 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.

39. **Mitigation Measure 23:** In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery, County staff shall be notified, and the applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate.

Building Inspection Section

40. A building permit is required for proposed subdivision improvements and future home construction.

Drainage Section

41. At the time of the building permit submittal, the project shall be required to comply with the County's "prescriptive" drainage review requirements and provide the following:
- a. Final Drainage Report stamped and signed by a registered Civil Engineer.
 - b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer depicting a storage and metering stormwater retention system and subdrain system(s) consistent with the requirements in the County's current Drainage Manual.
 - c. Final C.3 and C.6 Development Review Checklist.

Geotechnical Section

42. A geotechnical report per subdivided lot shall be submitted at time of building permit application. The report shall be updated to the current codes. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report. For a vacant site, the geotechnical report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

San Mateo County Fire Department

The following fire conditions and requirements will apply at the time of building permit application and must be incorporated into your building plans, prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

43. Smoke Alarms which are hard wired: As per the California Building Code, and State Fire Marshal regulations, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.
44. Smoke alarm/detectors are to be hardwired, interconnected, or with battery back-up. Smoke alarms to be installed per manufactures instruction and NFPA 72.
45. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 2019 section 1030.2).
46. As per San Mateo County Fire Department, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the San Mateo County Fire Department. This remote signage shall consist of a 6 inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. 320 Paul Scannell Drive, San Mateo, California 94402 650/ 573-3846 * Fax 650/ 573-3850.
47. The installation of an approved spark arrester is required on all (WOOD BURNING) chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2- inch. If not, wood burning disregard this note.
48. Vegetation Management (LRA) - The 2019 California Fire Code Chapter 49 and Public Resources Code 4291. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions,

and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

49. Fire Access Roads – The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the San Mateo County Fire Department and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with San Mateo County Fire Department specifications. As per the 2019 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
50. Buildings and facilities - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 730 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
51. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet CFC503, D103, T-14 1273.
52. Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D.
53. Fire apparatus access roads to be an approved all-weather surface. Grades 15% or greater to be surfaced w/ asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot-wide turnouts shall be on each side of 15% or greater section. No grades over 20%. (Plan and profile required) CFC 503.
54. “No Parking - Fire Lane” signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide. CFC D103.6.

55. As per CFC, Appendix B and C, a fire department approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for two hours. Contact the local water purveyor for water flow details.
56. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov if you need further assistance, please contact the San Mateo County Fire Marshal's Office at 650/573-3846
57. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506. For application and instructions please email smcfdfiremarshal@fire.ca.gov if you need further assistance, please contact the San Mateo County Fire Marshal's Office at 650/573-3846.
58. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and the San Mateo County Fire Department, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the San Mateo County Fire Department for review.
59. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire Department prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call San Mateo County Fire Department to schedule an inspection. Fees shall be paid prior to plan review.
60. Exterior bell shall be required to be wired into the required flow switch on your fire sprinkler system. The bell, horn, and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
61. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 1204.2.1.

62. Traffic calming devices shall be prohibited unless approved by the fire official. CFC 2019 section 503.4.1. 21.
63. Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

Department of Public Works

64. The applicant shall have prepared, by a Registered Civil Engineer, a drainage analysis of the proposed subdivision 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 being subdivided 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 predeveloped state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.
65. 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%) 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.
66. 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.
67. 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.

68. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist providing for this access, prior to issuance of planning permit.
69. The applicant shall submit a Parcel Map to the Department of Public Works County Surveyor for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter Department conditions have been met.
70. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.

Local Agency Formation Commission (LAFCo)

71. Connection to City's water and sewer systems to serve the subdivision will require separate application submittals for an Outside Service Agreement to both San Mateo LAFCo and the City of Redwood City for the two proposed water connections and three proposed sewer connections for the two new parcels. The existing parcel currently has a water connection from the City of Redwood City.
72. LAFCo and the City will need to have a description of the areas to be served and will want to confirm that the division of the properties has been approved. The LAFCo and City application review period can run concurrently with the County subdivision process, but decisions cannot be rendered until the subdivision is approved by the County.
73. The application to LAFCo and the City must be approved prior to the issuance of building permits for the development of the properties including subdivision improvements. The applicant can contact the City and LAFCo for more information about this process, including application fees. LAFCo will provide a condition of approval for this project once the sewer provider has been identified.

City of Redwood City

74. The City will not assume maintenance responsibility of the proposed sanitary sewer extension. The sanitary sewer main shall be maintained privately.

Environmental Health Services

75. At the time of house demolition, the onsite wastewater treatment systems currently serving the structures must be properly destroyed under permit with Environmental Health Services.

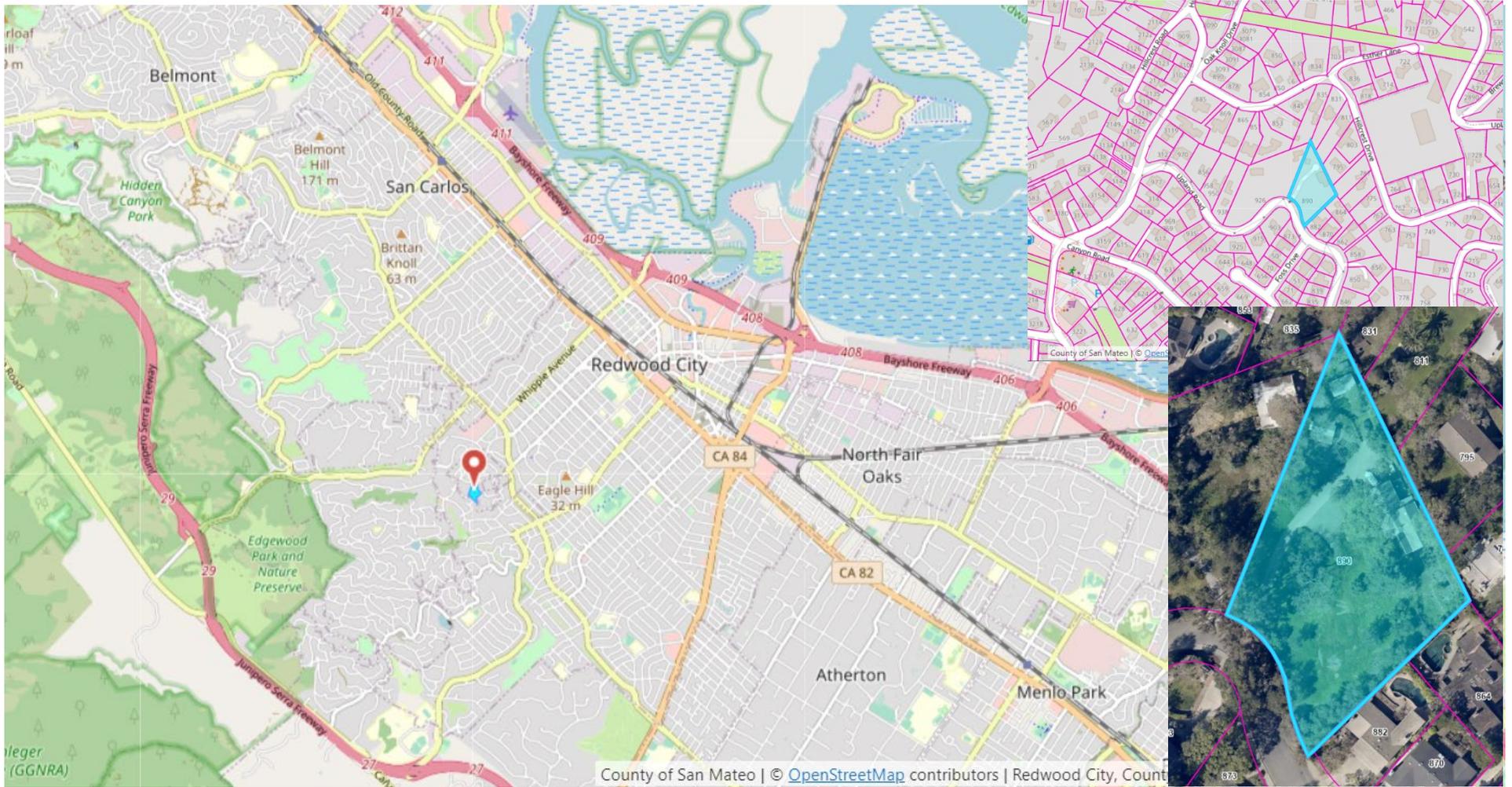
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

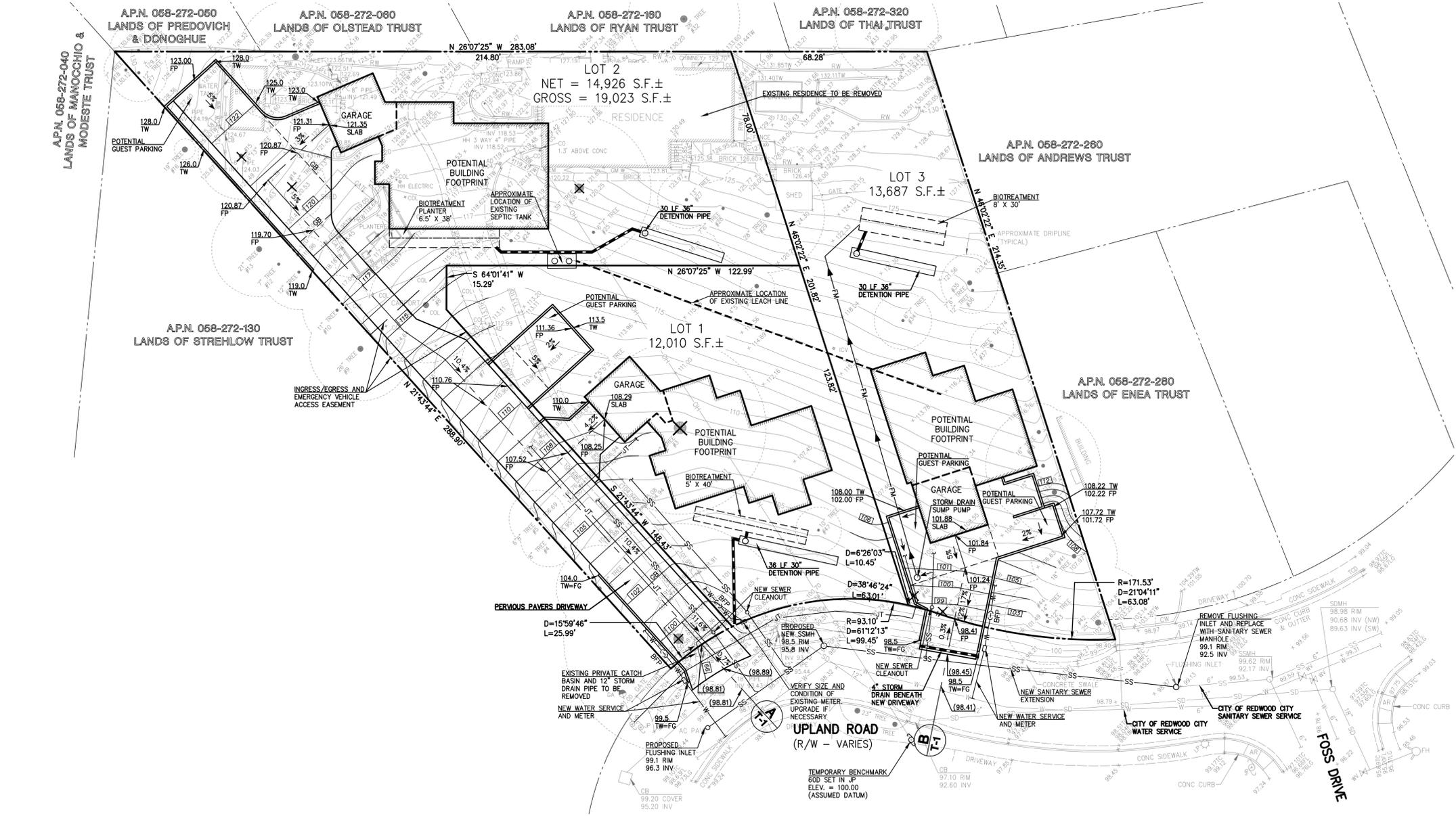
Attachment A: Vicinity Map (PLN2022-00321) – 890 Upland, Emerald Lake Hills, Redwood City





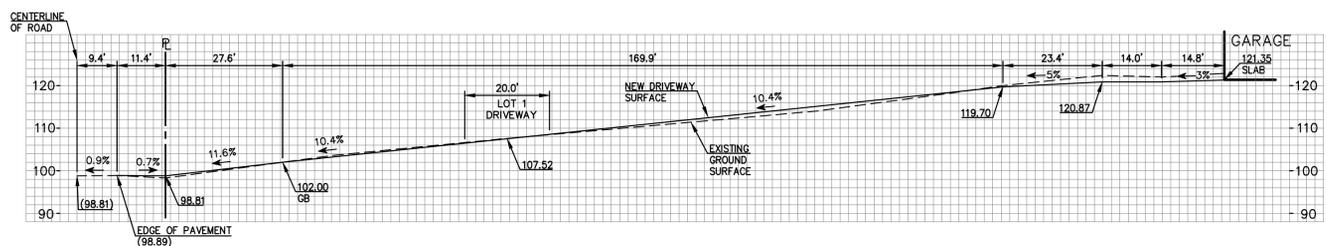
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

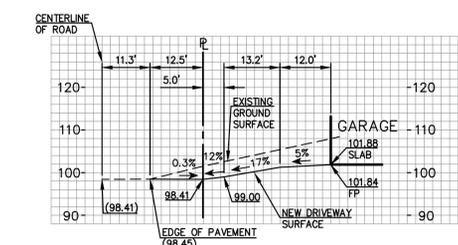


LEGEND

---	PROPERTY LINE
---	PROPOSED PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
AD	AREA DRAIN
AR	ACCESS RAMP
CB	CATCH BASIN
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CW	CONCRETE WALL
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FP	FINISH PAVE
GA	GUY ANCHOR
GM	GAS METER
GS FF	GARAGE SLAB FINISH FLOOR
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
JP	JOINT UTILITY POLE
LG	LIP OF GUTTER
LP	LIGHT POLE
RW	ROCK WALL
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
WW	WOOD WALL
●	TREE WITH SIZE & ARBORIST NUMBER
✕	EXISTING TREE PROPOSED TO BE REMOVED
-X-X-	FENCE
---JT---	JOINT TRENCH LINE
---OH---	OVERHEAD UTILITY LINE
---SS---	SANITARY SEWER LINE
---SD---	STORM DRAIN LINE
---W---	WATER LINE
---FM---	FORCE MAIN LINE



A DRIVEWAY C PROFILE
SCALE: 1"=20' (V & H)



B DRIVEWAY C PROFILE
SCALE: 1"=20' (V & H)

APPROXIMATE GRADING QUANTITIES:

	CUT	FILL
LOT 1 & 2 DRIVEWAY	530	--
LOT 3 DRIVEWAY	320	--
TOTAL	850	--

TOTAL EARTHWORK = 850 C.Y. ±

OWNER / SUBDIVIDER:

APPLEWOOD INVESTMENTS LLC
1001 EL CAMINO REAL
MENLO PARK, CA 94025

CIVIL ENGINEER / LAND SURVEYOR:

DAN MacLEOD
MacLEOD & ASSOCIATES, INC.
965 CENTER STREET
SAN CARLOS, CA 94070
TEL: (650) 593-8580

EXISTING & PROPOSED LAND USE:

SINGLE FAMILY RESIDENTIAL

EXISTING & PROPOSED ZONING:

RH/DR

FLOOD ZONE:

ZONE "X"

ASSESSOR'S PARCEL NUMBER:

058-272-120

LOT AREA:

= 44,721 S.F. ±
= 1.027 ACRES. ±

AVERAGE LOT SLOPES:

LOT 1 AVERAGE SLOPE = 15.7%
LOT 2 AVERAGE SLOPE = 16.3% (NET AREA)
LOT 3 AVERAGE SLOPE = 18.1%

UTILITY SERVICES:

GAS & ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
SANITARY SEWER: CITY OF REDWOOD CITY
WATER: CITY OF REDWOOD CITY
TELEPHONE: AT & T
FIRE PROTECTION: REDWOOD CITY FIRE DEPARTMENT

UTILITY NOTE:

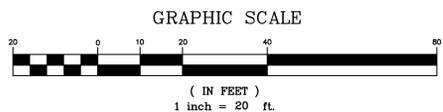
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

GENERAL NOTES:

- EXISTING CONTOUR INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY MacLEOD & ASSOCIATES IN JULY OF 2021 AND SUPPLEMENTED IN JULY OF 2022.
- THE EXISTING SEPTIC TANK WILL BE REMOVED AND THE EXISTING SEPTIC LEACH LINES WILL BE ABANDONED.
- TREES REQUIRING REMOVAL FOR SUBDIVISION IMPROVEMENTS (DRIVEWAYS AND UTILITIES) ARE MARKED WITH AN X FOR REMOVAL. SPECIFIC DETAILS FOR ALL OTHER TREES TO BE RETAINED OR REMOVED FOR FUTURE HOME IMPROVEMENTS ON EACH LOT WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT AND/OR PROJECT ARBORIST AT THE DESIGN REVIEW PHASE.



VICINITY MAP
NOT TO SCALE



DATE: 07/14/23
BY: [Signature]
DESCRIPTION: [Blank]REV: [Blank]

PER COUNTY AND REDWOOD CITY COMMENTS: [Blank]

MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

PREPARED FOR: APPLEWOOD INVESTMENTS
UNINCORPORATED
SAN MATEO COUNTY
CALIFORNIA

VESTING TENTATIVE PARCEL MAP WITH PRELIMINARY GRADING & DRAINAGE
890 UPLAND ROAD
5018-TM
SHEET 1 OF 2



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

County of San Mateo
Planning and Building Department

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

1. **Project Title:** General Plan Amendment & Minor Subdivision for 890 Upland Road, Emerald Lake Hills
2. **County File Number:** PLN2022-00321
3. **Lead Agency Name and Address:** County of San Mateo, Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Camille Leung, Project Planner, 650/363-1826, cleung@smcgov.org (email is preferred method of communication)
5. **Project Location:** 890 Upland Road at Foss Drive, located in the unincorporated Emerald Lake Hills area of San Mateo County.
6. **Assessor's Parcel Number and Size of Parcel:** APN 058-272-120 (44,721 sq. ft.[1.027 acres]; Subject Parcel).
7. **Project Sponsor's Name and Address:** Same as Owner
8. **Owner:** Paul Goswamy, 152 Nevada Street, Redwood City, CA 94062
9. **General Plan Designation:** Low Density Residential; Urban
10. **Zoning:** Residential Hillside District/Design Review District (RH/DR)
11. **Description of the Project:** The project requires a Minor Subdivision, Grading Permit, and General Plan (GP) Amendment for a 3-lot subdivision of a 44,721 square feet (s.f.) single-family residential parcel, with proposed lot sizes of 12,010 s.f., 19,023 s.f., and 13,687 s.f. The GP amendment would change the Land Use Designation from Low Density Residential to Medium-Low Density Residential, which would allow the parcel's subdivision into 3 parcels. Applicant proposes to demolish a house built in 1920 and an existing septic system, build 3 new single-family residences, and connect the 3 new parcels to a public sewer and water system (property is not currently located in a sewer or water district). Project includes removal of a 54" d.b.h. Heritage Valley Oak tree (Tree #3), as well as 6 other significant trees. A total of 850 c.y. of cut is needed for driveway improvements.
12. **Surrounding Land Uses and Setting:** The property is located within an existing residential neighborhood and adjoins developed parcels on all sides, except along the street-front side on Upland Road. The property slopes upward from Upland Road with an average slope of approximately 12%.

13. **Other Public Agencies Whose Approval is Required:** An Outside Service Agreement(s) for three (3) sewer and two (2) water connections (existing house has a water connection) is subject to the approval of Local Agency Formation (LAFCo) and the City of Redwood City.
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun? No, consultation has not begun.** Planning staff has consulted with the following tribes, as identified by the Native American Heritage Commission (NAHC): Amah Mutsun Tribal Band of Mission San Juan, Coastanoan Rumsen Carmel Tribe, Indian Canyon Mutsun Band of Costanoan, Muwekma Ohlone Indian Tribe of the SF Bay Area, the Ohlone Indian Tribe, the Wukwasche Indian Tribe/Eschom Valley Band, and the Tamien Nation. On September 5 and 13, 2023, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comment within 30 days. No comments were received to date.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p>Discussion: The project is not located near any waterbody or scenic roads. The site is not in the vicinity of a public park. The site is visible from adjoining areas within the residential area in which it is located. The three new residences would blend in with other houses in the area. The existing driveway from Upland Road would be improved to serve 2 of the proposed parcels and there would be one new driveway along Upland Road to serve Lot 3. The new house and driveway on Lot 3 and the new house on Lot 1 would be visible from Upland Road, where current development is minimally visible from Upland Road. The home on Lot 2 is in relatively the same location as the existing residence and would be minimally visible from Upland Road. As the subject property is located within an existing developed residential area and homes are required to comply with the County’s Design Review standards, the project would not have a significant adverse effect on views from existing residential areas.</p> <p>Source: Site visit; County GIS Maps</p>				
1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p>Discussion: The project is not located within a designated scenic corridor, nor would it impact areas within a state scenic highway.</p> <p>Source: County GIS Maps</p>				
1.c. In non-urbanized areas, significantly degrade the existing visual character or quality of the site and its surroundings,			X	

including significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				
<p>Discussion: The site is located within an urban residential area. The project site is not located on a ridgeline. The project involves a significant amount of grading for improvement of the existing driveway and the construction of 2 additional driveways to serve 2 new homes. However, the proposed grading would not result in a significant change in topography or ground surface relief features, due to the moderate slope of the parcel. The existing driveway from Upland Road would be improved to serve 2 of the proposed parcels and there would be one new driveway along Upland Road to serve Lot 3. As proposed and mitigated, the project would not significantly degrade the existing visual character or quality of the site and its surroundings.</p> <p>Source: Site visit; County GIS Maps</p>				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
<p>Discussion: The project does not involve the introduction of significant light sources that would adversely affect day or nighttime views in the area, as the project involves the creation of 2 new residential parcels, and eventual construction of new residences, within an existing residential area. Additionally, design review standards of the Design Review (DR) District require downward-directed exterior light fixtures.</p> <p>Source: Project plans</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p>Discussion: The parcel is not located within a State or County Scenic Corridor and is not adjacent to a State Highway. The proposed improvements on the subject parcel would not be visible from Interstate-280 (Junipero Serra Freeway), located over 11,000 feet to the west, due to the distance of the property and proposed structures from the freeway.</p> <p>Source: County GIS Maps</p>				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
<p>Discussion: The site is located in a Design Review District. New homes will require a Design Review Permit and are required to comply with applicable design review standards. Future homes will be reviewed by the Emerald Lake Hills Design Review Officer for compliance with applicable design review standards. The General Plan Amendment will allow for 3 homes instead</p>				

of 2 to be built on the property. A detailed discussion of the potential impacts of the General Plan Amendment is in Section 11, below.

Source: County GIS Maps; County Zoning Regulations

1.g. Visually intrude into an area having natural scenic qualities?			X	
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Discussion: Please see Section 1.a for discussion.

Source: Site visit; County GIS Maps

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State’s inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Discussion: The project is outside of the Coastal Zone and involves an urban, residential property located within a Single-Family Residential Zoning District within a developed area, which does not contain agricultural lands and is not farmed. There is no project impact to farmland, forestland or timberland.

Source: Site visit; County GIS Maps

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
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Discussion: See discussion under Section 2.a.

Source: County GIS Maps

2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion: See discussion under Section 2.a. Source: Project plans; County GIS Maps				
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: Project site is not located in the Coastal Zone. See discussion under Section 2.a. Source: County GIS Maps				
2.e. Result in damage to soil capability or loss of agricultural land?				X
Discussion: See discussion under Section 2.a. Source: County GIS Maps				
2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				X
Discussion: See discussion under Section 2.a. Source: County GIS Maps				

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

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

Discussion: The project involves tree removal, grading, and construction activities associated with subdivision improvements for access, drainage, and utilities, and construction of new homes on each of the 3 lots. While the project may result in dust and odors associated with the grading and construction process, these impacts would be temporary and would not affect a significant number of people with the implementation of the required mitigation measures, below.

The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance for construction emissions and operational emissions. As described in the BAAQMD’s 2017 California Environmental Quality Act (CEQA) Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all control measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures, *All Basic Construction Mitigation Measures*, and other criteria, that, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. Mitigation Measure 1.a-i requires the applicant to comply with BAAQMD’s *All Basic Construction Mitigation Measures*. Other applicable BAAQMD criteria requires that construction-related activities exclude the below listed activities (followed by staff’s evaluation of project compliance):

- a. Demolition: The project site is undeveloped and would not require demolition of any existing buildings.
- b. Simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously): Staff has added this as Mitigation Measure 3.i to require compliance with this criteria.
- c. Simultaneous construction of more than one land use type (e.g., project would develop residential and commercial uses on the same site) (not applicable to high density infill development): The project only involves the construction of a single-family residential use.
- d. Extensive site preparation (i.e., greater than default assumptions used by the Urban Land Use Emissions Model [URBEMIS] for grading, cut/fill, or earth movement): The project will not require extensive site preparation, and would disturb approximately 14,000 sq. ft.
- e. Extensive material transport (e.g., greater than 10,000 cubic yards of soil import/export) requiring a considerable amount of haul truck activity: The project will not extensive material transport requiring off haul of approximately 850 cubic yards (c.y.) of cut.

BAAQMD measures and compliance with criteria b. above are required by the mitigation measure provided below.

Mitigation Measure 1: Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. 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 toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person 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.
- i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

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

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?		X		
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Discussion: As of December 2012, San Mateo County is a non-attainment area for PM-2.5. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attains the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to EPA and the proposed re-designation is approved by the EPA. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact. Mitigation Measure 1 in Section 3.a will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

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

3.c. Expose sensitive receptors to significant pollutant concentrations, as defined by Bay Area Air Quality Management District?		X		
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Discussion: As proposed and mitigated, potential project-related air quality impacts to sensitive receptors (occupants of the surrounding residential area) would be reduced to a less-than-significant level with the implementation of Mitigation Measure 1. See discussion in Section 3.a.

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

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
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Discussion: Project-related emissions would not adversely affect a substantial number of people due to the residential nature of the area. As proposed and mitigated, potential project-related air quality impacts, including odor, to sensitive receptors (occupants of the surrounding residential area) would be reduced to a less-than-significant level with the implementation of Mitigation Measure 1. See discussion in Section 3.a.

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

4. BIOLOGICAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?		X		

Discussion: The project site is located within a developed residential area on a disturbed parcel with an existing single-family residence and consists of grassland with many significant indigenous and exotic trees. Due to the disturbed and developed nature of the site, the potential for the presence of protected plant species is low. While the potential for protected wildlife species to be present is also low, the following standard mitigation measures have been added to further reduce potential biological impacts of the projects.

Mitigation Measure 2: Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used. The applicant shall demonstrate compliance with this requirement in plans submitted at the time of building permit application.

Mitigation Measure 3: A pre-construction, migratory bird nesting survey shall be conducted prior to any proposed tree removal, ground disturbance, demolition, or any other construction-related activities during the nesting bird season (February 1 to August 31). The survey shall be performed both in and within 250 feet of the proposed development area and the results reported to the County. If, for any reason, construction activities do not commence within 10 days of

completion of the survey, the survey shall be repeated and results reported to the County. If active nests are discovered, no construction-related activities, including grading and tree removal, are allowed until birds have fledged from nests, as confirmed by a biologist.

Sources: Standard biological mitigation measures.

4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
--	--	--	---	--

Discussion: There is riparian habitat or other sensitive natural community located at the site, as there are no water features at the site and the site is disturbed with a residential use. The California Natural Diversity Database (CNDDDB) does not show any protected plants or wildlife species in in the project area. Please see the discussion in Sections 4.a and c.

Sources: Standard biological mitigation measures.

4.c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
--	--	--	--	---

Discussion: The project site is located within a developed residential area on a disturbed parcel with an existing single-family residence and consists of grassland with many significant indigenous and exotic trees. Based on the site's evenly-sloped topography, staff has concluded that there are no wetland features at the project site.

Sources: Planning GIS Map.

4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
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Discussion: Please see the discussion in Section 4.a, above.

Sources: Planning GIS Map.

4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?		X		
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Discussion: The applicant has submitted a report by Jeremy Ingalls, Certified Arborist (Project Arborist), dated February 8, 2022, which describes the 47 trees, including heritage, significant (trees 6" or larger in diameter) and non-protected trees at the property.

The project would result in the removal of one heritage tree and 6 significant trees, as listed in Table 1, with a description of tree health and reason for removal.

Table 1 – Proposed Tree Removals				
<i>Tree No.</i>	<i>Size and Species</i>	<i>Location</i>	<i>Health</i>	<i>Reason for Removal</i>
Tree #3 (Heritage)	54.1" d.b.h. Heritage Valley Oak	Proposed Lot 1	Fair	Decay; Poor condition with a High Risk Failure.
Tree #1	45.3" d.b.h Significant Red Gum Eucalyptus	Proposed Lot 2	Fair vigor; poor form	Located in shared driveway and confines fire access
Tree #14	12.8" d.b.h. Significant Black Acacia	Proposed Lot 2	Mostly dead	Located in shared driveway and confines fire access
Tree #15	18.9" d.b.h. Significant Black Acacia	Proposed Lot 2	Mostly dead	Located in shared driveway and confines fire access
Tree #26	38.8" d.b.h. Significant Valley Oak	Proposed Lot 2	Fair	Decay; Poor condition with a Moderate to High Risk Failure
Tree #45*	13.6" d.b.h. Significant Coast Live Oak	Proposed Lot 3	Fair vigor and form.	In Driveway of Future Home
Tree #46	16.4" d.b.h. Significant California Pepper Tree	Proposed Lot 3	Mostly dead	Mostly dead
<i>*Tree #45 shall be retained through the subdivision improvement process, but may be removed for home construction on Lot 3.</i>				

Per Mitigation Measure 5, the applicant is required to protect all significant trees (no heritage trees are being retained) which are not approved for removal, including submittal of a tree protection plan, as prepared by a certified arborist, consistent with the County's Significant Tree Regulations, and responsive of comments from the County Arborist.

The applicant has also submitted a report by Mr. Ingalls dated January 25, 2023, further evaluating Tree #3 and Tree #26.

Heritage Valley Oak Tree (Tree #3)

For Tree #3, the County Arborist reviewed the 2022 report and requested a Resistograph test to test for decay, with results as described in the 2023 report. Based on the reports submitted, the County Arborist determined that removal of Tree #3 is appropriate as resistance drill tests confirm the extent of decay in the lower trunk section and the arborist's observations of decay and defect in the upper canopy provide few options for adequate mitigation measures (pruning or bracing, etc.).

The 2023 report states that the valley oak is in fair health but poor condition. The canopy is showing fair vigor with buds about to break in the upper canopy. The structure of the tree is very poor. The tree has a main trunk to 12 feet in height at the top of which one large scaffold limb grows towards the north and several smaller scaffold limbs radiate out in other directions. The largest scaffold limb towards the north has a large scar and cavity where a previous large limb failed. The union of all the main scaffold limbs has a large, exposed area of concrete suggesting there is a large cavity down the trunk from a previous limb failure. There are many cavities throughout the scaffold limbs of the tree with pockets of decay. There are scars and cavities on the trunk. There are 2 cavities at the base of the tree in the root crown. Mr. Ingalls inserted a probe into the cavities which extend a foot inside the trunk before hitting wood.

Mr. Ingalls sounded the trunk with a hickory mallet and found the most decayed areas at around 4 feet above grade. He resistographed the lower trunk on the north, south, east and west sides of the tree at approximately 4 feet above grade. He found decay at 7", 10", 14" and 14.5" respectively, inside the trunk. This suggests an uneven column of decay with an average wall thickness of approximately 10". This is an acceptable level of decay to support a tree of this size and species with good sound wood at approximately 1/5th of the diameter of the tree.

The tree is in fair health but poor condition. The decay in the lower trunk is acceptable, however the visible decay at the top of the trunk, at a critical point in the structure of the tree is unacceptable and at high risk of failure. There is further decay and cavities throughout the main scaffold limbs of the tree which may lead to further large limb failure. The root crown is compromised with visible decay.

Significant Valley Oak Tree (Tree #26)

For Tree #26, the County Arborist reviewed the 2022 report and requested a resistograph test to test for decay, with results as described in the 2023 report. Based on the reports submitted, the County Arborist determined that removal of Tree #26 is appropriate as resistance drill tests confirm the extent of decay in the lower trunk section and the arborist's observations of decay and defect in the upper canopy provide few options for adequate mitigation measures (pruning or bracing, etc.).

The 2023 report states that the valley oak is in fair health but poor condition. The canopy is showing fair vigor with buds about to break in the upper canopy. The structure of the tree is very poor. The tree bifurcates into 2 trunks at approximately 5 feet above grade. One trunk stays mostly vertical whilst the second trunk heads out horizontally and then develops a second vertical trunk which is cabled to the main trunk. The horizontal trunk is propped with a 2 1/2" diameter steel pipe as a support. The trunks have many open cavities and decay. The root crown is partially buried but there are no signs of decay or oak root fungus.

Mr. Ingalls resistographed the lower trunk on the north and south side at 1 foot above grade and found decay and concrete at approximately 11 inches into the trunk on both sides which means

there is a column of decay, centrally located within the trunk of approximately 13" diameter at 1 foot above grade. The thickness and location of the sound wood is acceptable and not likely to fail in a tree of this size and age. He then resistographed the main trunk on the north and south side of the trunk above the bifurcation where the trunk diameter is 28.0" and found decay at 3" and 4" into the trunk. The thickness of the sound wood is below 1/6th diameter of the trunk and there are several open cavities which also affect the overall strength of the trunk. The trunk is at a moderate to high risk of failure.

Five (5) other Significant Trees

Based on health and reasons for removal listed in Table 1, above, the trees proposed for removal, with the exception of Tree #45, conflict with necessary subdivision improvements or should be removed based on the tree's health. Staff has added Mitigation Measure 4 to require maintenance and protection of Tree #45 during the subdivision improvement process, but may be proposed for removal at the time of the development, as it does not conflict with subdivision improvements nor is in poor health. Approval will be subject to County review and approval along with home construction on Lot 3.

Tree Replacement

Section 6565.21 of the Design Review (DR) Zoning District regulations requires replacement of a significant indigenous tree with three (3) or more trees of the same species using at least five (5) gallon size stock. For each loss of a significant exotic tree, there shall be a replacement with three (3) or more trees from a list maintained by the Planning Director. It is County practice to allow for substitution of three (3) smaller replacement trees (e.g., 5 gallon) for one (1) large replacement tree (24"-48" box). Section 6565.20(f) encourages planting of native and drought-tolerant plant tree species.

The County Arborist requires that the issuance of a tree removal permit for Trees #3 and #26 will be conditioned on an issued building permit for residences on the subdivided parcels where the trees are located (Lots 1 and 2, respectively), and adequate replacement. Replacement for Tree #3 shall be 2 - 48" box Valley Oak (*Quercus lobata*), and replacement for Tree #26 shall be 1 - 36" box Valley Oak (*Quercus lobata*). Location of replacement trees for Trees #3 and #26 are shown in Attachment E3, except that the County Arborist has required the applicant to move the replacement tree shown on Lot 3 at least 6 feet from exterior property line. Trees shall be planted prior to final approval of building permits for homes on the proposed lots. The other 5 significant trees shall be replaced in a manner consistent with Section 6565.21. All replacement trees shall be shown on a landscape plan submitted prior to recordation of the subdivision map. These requirements have been added to Mitigation Measure 4.

Tree Protection during Grading and Construction

Mitigation Measure 5 requires that, prior to issuance of a building permit for subdivision improvements and residential development, the applicant shall protect all significant trees which are not approved for removal, including submittal of a tree protection plan, as prepared by a certified arborist and consistent with the protection measures of the County's Significant Tree Regulations. Tree protection measures shall be maintained during project-related work. Also, the County Arborist specifies that a root barrier shall be required at the existing driveway during driveway improvement construction for the Pistache and Oak trees along driveway.

Based on the foregoing, as proposed and mitigated, the project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances).

Mitigation Measure 4: The owner shall comply with the following requirements pertaining to the heritage tree and 6 significant trees proposed for removal:

- a. The issuance of a tree removal permit for Trees #3 and 26 will be conditioned on an issued building permit for homes on the subdivided parcels where the trees are located (Lots 1 and 2, respectively), and replacement as specified. Replacement for Tree #3 shall be 2 - 48" box Valley Oak (*Quercus lobata*), and replacement for Tree #26 shall be 1 - 36" box Valley Oak (*Quercus lobata*). Location of replacement trees for Trees #3 and #26 are shown in Attachment E3, except that the County Arborist has required the applicant to move the replacement tree shown on Lot 3 at least 6 feet from exterior property line. Replacement trees shall be planted prior to final approval of building permits for homes on the proposed lots.
- b. The owner shall maintain and protect Tree #45 (13.6" d.b.h Coast Live Oak), as it does not conflict with subdivision improvements nor is in poor health. The tree may be proposed for removal at the time of the development, subject to County review and approval along with home construction on Lot 3.
- c. The issuance of a tree removal permit for the other 4 significant trees shall be conditioned on an issued building permit for subdivision improvements. These trees shall be replaced in a manner consistent with Section 6565.21. Replacement trees shall be planted prior to final approval of building permits for homes on the proposed lots.
- d. All replacement trees shall be shown on a landscape plan submitted prior to recordation of the subdivision map.

Mitigation Measure 5: Prior to issuance of a building permit for subdivision improvements and residential development, the applicant shall protect all significant trees which are not approved for removal, including submittal of a tree protection plan, as prepared by a certified arborist and consistent with the protection measures of the County's Significant Tree Regulations and County Arborist, as listed below. Tree protection measures shall also be shown on the Erosion and Sedimentation Control Plan.

- a. A root barrier shall be required at the existing driveway during driveway improvement construction for the Pistache and Oak trees along driveway. The Project Arborist shall prepare root barrier details to be submitted at the time of a building permit application for subdivision improvements, subject to review by the County Arborist.
- b. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
- c. Isolate tree protection zones using 5-ft. tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
- d. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
- e. 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 the site inspection following root cutting.

- f. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
- g. 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.
- h. Prior to Issuance of a Building 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.

Sources: Project plans

4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
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Discussion: The project site is not protected by an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. The proposed area of work is located adjacent to existing residential homes in an area zoned for residential land use.

Source: County General Plan; County GIS Maps

4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
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Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve.

Source: County General Plan; County GIS Maps

4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
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Discussion: The project involves removal of trees, including three (3) oak trees, within a developed residential area. The project does not involve the removal of oak woodlands or other non-timber woodlands.

Source: Site visit; County GIS Maps

5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?			X	
Discussion: The project involves earth-moving and construction impacts that could adversely affect archaeological resources should any exist in areas impacted by this project. The project				

was referred to the California Historical Resources Information System (CHRIS). In a letter dated February 20, 2023, CHRIS staff stated that, while the general area around the proposed project parcel has some archaeological sensitivity, the proposed project area itself, has a low possibility of containing unrecorded archaeological site(s) (Attachment D1). Therefore, no further study for archaeological resources is recommended by CHRIS. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation.

The following standard measures have been incorporated below:

Mitigation Measure 6: Although proposed project area itself has low possibility of containing unrecorded archaeological site(s), it is possible that subsurface deposits may yet exist or that evidence of such resources has been obscured by more recent natural or cultural factors such as downslope aggradation and alluviation and the presence of non-native trees and vegetation. Archaeological and historical resources and human remains are protected from unauthorized disturbance by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow qualified Archaeologists to identify, record, and evaluate such resources and recommend an appropriate course of action.

Mitigation Measure 7: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Sources: Letter from California Historical Resources Information System (CHRIS), dated February 20, 2023.

5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?			X	
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Discussion: Please see Section 5.a for discussion.
Sources: Letter from California Historical Resources Information System (CHRIS), dated February 1, 2022.

5.c. Disturb any human remains, including those interred outside of formal cemeteries?			X	
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Discussion: To minimize potential impacts to human remains, the property owner shall implement the following standard mitigation measure:
Mitigation Measure 8: The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether

historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Sources: Letter from California Historical Resources Information System (CHRIS), dated February 1, 2022.

6. ENERGY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
<p>Discussion: Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods.</p> <p>The County has adopted amendments to the 2019 Energy Code which require new buildings to be constructed without natural gas infrastructure and systems and meet solar photovoltaic system requirements, as well as amendments to the Green Building Code that require additional electric vehicle charging infrastructure (EVCI) for the construction of new buildings. The amendments would go into affect if and when the amendments are approved by California Energy Commission, which is pending.</p> <p>At the time of building permit application for each new home, the project would be required to demonstrate compliance with the current Building Energy Efficiency Standards which would be verified by the San Mateo County Building Department prior to the issuance of the building permit. The project would also be required adhere to the provisions of CALGreen and GreenPoints, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.</p> <p><u>Construction</u></p> <p>The construction of the project, including subdivision improvements and three (3) new homes, would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuels (e.g., fuel oil, natural gas, and gasoline) for automobiles (transportation) and construction equipment. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary and would not require</p>				

expanded energy supplies or the construction of new infrastructure. Most construction equipment during demolition and grading would be gas-powered or diesel powered, and the later construction phases would require electricity-powered equipment.

Operation

During operations, project energy consumption would be associated with resident and visitor vehicle trips and delivery trucks. The project is a residential development project served by existing road infrastructure and the improved driveway. Pacific Gas and Electric (PG&E) provides electricity to the project area. Due to the proposed construction of three (3) new single-family residences, project implementation would result in a permanent increase in electricity over existing conditions. However, such an increase to serve three (3) single-family residences would represent an insignificant percent increase compared to overall demand in PG&E's service area, with impacts further off-set by energy generation through project compliance with solar photovoltaic system requirements. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities and the projected electrical demand would not significantly impact PG&E's level of service. It is expected that nonrenewable energy resources would be used efficiently during operation and construction of the project given the financial implication of the inefficient use of such resources. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is required.

Source: California Building Code, California Energy Commission, Project Plans.

6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
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Discussion: The project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Therefore, the project does not conflict with or obstruct state or local renewable energy plans and would not have a significant impact. Furthermore, the development would not cause inefficient, wasteful and unnecessary energy consumption.

Source: Project Plans.

7. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				

<p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?</p> <p><i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i></p>		X		
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Discussion: A geotechnical investigation (report), prepared by Silicon Valley Soil Engineering (SVSE) dated September 21, 2021 (Attachment C), was prepared for the project. The report was reviewed by the County’s Geotechnical Section, and preliminarily approved.

Upland Road bounds the subject site to the southwest, existing residence to the northwest, northeast, and southeast. At the time of SVSE investigation, the site is an irregular shaped, moderately steep, southern-facing slope parcel occupied by an existing residence, a barn, and a secondary residence. Based on the preliminary plan for the subject site, the proposed development will include the demolition of the existing structures and the construction of three single-family residences with associated improvements.

Location of the proposed residences and our exploratory soil borings is shown on the Figure 2 – Site Plan of Attachment C.

Geology

The site lies in the Santa Clara Valley, which is part of the Coast Ranges geological province. The Santa Clara Valley occupies the structural trough formed by two northwest trending mountain ranges; the Santa Cruz Mountains to the southwest of the valley and the Diablo Range to the northeast. The Diablo Range is predominantly composed of Franciscan Formation, which is uppermost Jurassic to lower Upper Cretaceous eugosynclinal assemblage. The Santa Cruz Mountains are predominantly composed of material formed of Cenozoic shelf and slope deposits. A thick blanket of latest Cretaceous and Tertiary clastic sedimentary rocks and isolated intrusions of serpentine covers large parts of the province.

Folds, thrust faults, steep reverse faults, and strikeslip faults developed as a consequence of Cenozoic deformations that occur very often within the province and some of them are continuing today (CDMG; 1966). Earthquake probability and faults are shown on Figure 3 of Attachment C.

Sedimentary marine strata alternating with non-marine strata record the Quaternary history of the region. The changes of the depositional environment are related to the fluctuation of sea level corresponding to the glacial and interglacial periods. Late Quaternary deposits fill the center of the Santa Clara Valley and most of the strata are of continental origin characterized as alluvial and fluvial materials. The subject site is underlain by fluvial deposits (Helley and Brabb, 1971, Rogers & Williams, 1974).

Soil Conditions

In Boring B-1, the existing driveway pavement section consists of 4.0 inches of Concrete (PCC) over 4.0 inches of Aggregate Base (AB). Below the pavement surface to a depth of 2 feet, a light tan/olive brown, damp, very stiff slit layer was encountered. This is colluvium soil. From the depths of 2 feet to the end of the boring at 15 feet, the soil became light tan, damp, hard siltstone/ sandstone. A similar soil profile was encountered in other borings.

Groundwater was not encountered in the borings to the explored depth of 15 feet during the drilling operation. It should be noted that the groundwater table would fluctuate as a result of seasonal changes and hydrogeologic variations such as groundwater pumping and/or recharging. A detailed description of the soil profiles encountered is presented in Exploratory Boring Logs contained in the Appendix.

SVSE's Conclusions

The site covered by this investigation is suitable for the proposed development provided the recommendations set forth in this report are carefully followed. Based on the laboratory testing results of the near-surface soil, the soil material at the subject site has been found to have a low expansion potential for subjected to fluctuations in moisture.

Regarding grading and construction, SVSE states that the proposed residences should be supported on skin friction concrete drill pier and grade beam. The final exterior grade adjacent to the proposed structures should be such that the surface drainage will flow away from the structures. On the basis of the engineering reconnaissance and exploratory borings, it is our opinion that trenches excavated to depths less than 5 feet below the existing ground surface will not need shoring. However, for trenches or any excavation greater than 5 feet in depth, shoring will be required or excavated in accordance with OSHA guidelines. All earthwork including grading, pier drilling, foundation excavation and backfilling shall be observed and inspected by a representative from SVSE. SVSE has made specific recommendations pertaining to grading, water wells, cut and fill slopes, foundation design criteria, 2019 California Building Code seismic values, concrete slab-on-grade construction, retaining walls, excavation, drainage, and on-site utility trenching, are presented in full in Attachment C. Mitigation Measures 9 requires compliance with the SVSE report and recommendations.

Mitigation Measure 9: Prior to the issuance of a building permit for site development, the applicant shall demonstrate compliance with the recommendations of the Project Engineer as described in Geotechnical Investigation, prepared by Silicon Valley Soil Engineering (SVSE) dated September 21, 2021.

Sources: See sources listed in this Section.

ii. Strong seismic ground shaking?			X	
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Discussion: Earthquake probability and faults are shown on Figure 3 of Attachment C. With the implementation of Mitigation Measure 8, impact from ground shaking would be reduced to a less-than-significant level. See Section 7.a.i.

Sources: Sources listed in Section 7.a.

iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
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Discussion: Per the SVSE report, the site is not located in a potential liquefaction zone (CGS). Potential substantial adverse effects related to seismic-related ground failure related to differential settling, was not identified as a potential significant impact by the Project Engineer. See Section 7.a.

Sources: Sources listed in Section 7.a.

iv. Landslides?			X	
<p>Discussion: Potential substantial adverse effects related to landslides was not identified as a potential significant impact by the Project Engineer. See Section 7.a.</p> <p>Sources: See sources listed in this Section.</p>				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
<p>Discussion: The project site is not located on or adjacent to a coastal cliff or bluff.</p> <p>Source: County GIS Maps.</p>				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
<p>Discussion: The project includes earthwork of 850 cubic yards (c.y.) and no proposed fill for driveway improvements, with a total area of land disturbance of over 1 acre, as the site is 45,000 sq.. ft. in size. Per Mitigation Measure 14, coverage under the State General Construction Permit will be required.</p> <p>The applicant proposes an Erosion Control Plan which includes measures that would contain and slow run-off, while allowing for natural infiltration. Due to the potential for erosion and sedimentation during land disturbing and earth-moving activities, the following mitigation measures have been included.</p> <p>To prevent unauthorized/unpermitted use of fill on the subject site or other off-site properties, staff has added Mitigation Measure 10. Mitigation Measure 11 requires compliance with the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines.” Mitigation Measures 12 and 13 require implementation and monitoring of erosion control measures throughout the term of the grading permit and building permit.</p> <p>Mitigation Measure 10: Prior to issuance of the grading permit hard card, the applicant shall demonstrate that all cut spoils will be hauled off-site to a County-approved location.</p> <p>Mitigation Measure 11: The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:</p> <ol style="list-style-type: none"> a. Delineation with field markers 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 (on and off-site) and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive 				

measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.

- 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 applications 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 site shall be clear and running slowly at all times.

Mitigation Measure 12: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

Mitigation Measure 13: It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Mitigation Measure 14: The property owner shall file a Notice of Intent (NOI) with the Regional Water Quality Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section, prior to the issuance a building permit and any land disturbance.

Source: Project C3C6 form, Project Plans.

7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?		X		
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<p>Discussion: Regarding potential for erosion and liquefaction, see discussion in Sections 7.a and 7.b, above. Landslides, lateral spreading, subsidence, and collapse were not identified as potential geological concerns by the Project Engineer.</p> <p>Source: See source list in Section 7.a.</p>				
7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?			X	
<p>Discussion: Based on the SVSE report, the laboratory testing results of the near-surface soil show that the soil material at the subject site has been found to have a low expansion potential for subjected to fluctuations in moisture.</p> <p>Source: See source list in Section 7.a.</p>				
7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
<p>Discussion: Not applicable. While the property currently uses a septic system for sewage treatment, the applicant proposes to connect to the City of Redwood City for sewer service, which require Outside Service Agreement(s) to both San Mateo LAFCo and the City of Redwood City for the proposed sewer connections for the three parcels.</p> <p>Source: Project plans</p>				
7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
<p>Discussion: By visual inspection, the property is evenly sloped and there does not appear to be any unique geological features at the site. Section 5 states that, while the proposed project area itself has low possibility of containing unrecorded archaeological site(s), Mitigation Measure 7 requires that, in the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery, County staff shall be notified, and the applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. As mitigated, the project would result in less than significant impacts related to the direct or indirect destruction of a unique paleontological resource or site or unique geologic feature.</p> <p>Sources: Standard condition.</p>				

8. CLIMATE CHANGE. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
<p>Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO₂) air emissions from vehicles and machines that are fueled by gasoline. Grading involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers, and operation of grading equipment). Due to the site's hilly, suburban location and assuming construction vehicles and workers are based largely in city or larger urban areas, potential project GHG emission levels from construction would be increased from general levels.</p> <p>The project includes earthwork of 850 cubic yards (c.y.) and no proposed fill for driveway improvements. Excavated materials would be hauled off-site to an approved location, requiring off-haul of 850 c.y. (approximately 85 truckloads). The project would also require importation of drain rock and aggregate rock, however the volume of imported rock is also anticipated to be small.</p> <p>To ensure new development projects are compliant with the County's Community Climate Action Plan (CCAP), the County provides a development checklist. According to the Applicant-completed development checklist (Attachment H), the project incorporates several climate-impact reducing measures, including tree plantings to provide shade; solar photovoltaic systems; trash, recycling, and composting collection enclosures; smart water meters; outdoor electrical outlets for charging outdoor household equipment; and use of construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance. The project would be required to comply with the California Green Building Standards Code (CALGreen).</p> <p>While the above described measures would reduce GHG emissions associated with project construction and operation, the BAAQMD encourages lead agencies to incorporate Best Management Practices (BMPs) to reduce GHG emissions during construction, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. These Best Management Practices have been included in Mitigation Measure 16 in order to further reduce project-related GHG emissions.</p> <p>Compliance with and/or consideration of project specific development checklist measures and BAAQMD measures is required in order to reduce project-related GHG emissions.</p> <p>Mitigation Measure 15: At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed development checklist (Attachment H) or equivalent measures, to the extent feasible. Such measures shall be shown on building plans.</p>				

Mitigation Measure 16: At the time of building permit application, the applicant shall demonstrate compliance with the following measures, to the extent feasible, where such measures shall be shown on building plans:

- a. BAAQMD BMP: Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet;
- b. BAAQMD BMP: Use local building materials of at least 10 percent;
- c. BAAQMD BMP: Recycle or reuse at least 50 percent of construction waste.

Source: Project plans; San Mateo County Energy Efficiency Climate Action Plan (EECAP); Bay Area Air Quality Management District, California Environmental Quality Act, Air Quality Guidelines, Updated May 2011.

8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
<p>Discussion: The project involves construction of three new single family residences and associated driveways. The Bay Area Air Quality Management District (BAAQMD) exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113).</p> <p>Source: Bay Area Air Quality Management District</p>				
8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p>Discussion: The project would not result in the loss of forestland or conversion of forestland to non-forest use, as the project site does not contain forestland.</p> <p>Sources: County GIS Maps; Project plans</p>				
8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p>Discussion: The project is not located on or adjacent to a coastal cliff or bluff.</p> <p>Source: County GIS Maps</p>				
8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project is not located on or adjacent to the San Francisco Bay or Pacific Ocean.</p> <p>Source: County GIS Maps</p>				

8.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0282E, effective October 16, 2012.</p> <p>Source: County GIS Maps</p>				
8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: See discussion in Section 8.f.</p> <p>Source: County GIS Maps</p>				

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p>Discussion: No such use is proposed. The project involves subdivision of a residential parcel into 3 lots and construction and operation of three single-family residences.</p> <p>Source: Project plans</p>				
9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p>Discussion: No use involving the storage or release of hazardous materials is proposed. The project involves subdivision of a residential parcel into 3 lots and construction and operation of three single-family residences.</p> <p>Source: Project plans</p>				

9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p>Discussion: No use involving the emission or handling of hazardous materials or waste is proposed. The project involves subdivision of a residential parcel into 3 lots and construction and operation of three single-family residences.</p> <p>Source: Project plans; County GIS Maps</p>				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p>Discussion: The project site is not a listed hazardous materials site.</p> <p>Source: County GIS Maps</p>				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p>Discussion: The project is not located within an airport land use plan or, where such a plan has not been adopted or within 2 miles of a public airport or public use airport.</p> <p>Source: County GIS Maps</p>				
9.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project site is located within a residential area and, based on a review of aerial satellite imagery, is not within the immediate vicinity of a private airstrip.</p> <p>Source: County GIS Maps</p>				
9.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X		
<p>Discussion: The project involves subdivision of a residential parcel into 3 lots and construction and operation of three single-family residences and would not permanently or significantly impede access on existing public roads. However, temporary construction street parking may impede</p>				

pedestrian and vehicle access on nearby narrow, windy roads. Mitigation Measure 18 has been added should on-street construction vehicle parking become necessary.

Mitigation Measure 17: All project related construction vehicle parking shall be limited to on-site areas. Should street parking be necessary, any and all project-related on-street construction parking is subject to review and approval by the Project Planner and the County Department of Public Works. Prior to issuance of the building permit, the applicant shall show location of all on-street construction parking on plans submitted for the building permit application.

Sources: Project plans, County GIS Maps

9.h. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
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Discussion: The project site is not located within a designated State Responsibility Area (SRA) or Local Responsibility Area (LRA). See further discussion in Section 20, below.

Source: County GIS Maps.

9.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
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Discussion: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0282E, effective October 16, 2012.

Source: County GIS Maps.

9.j. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
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Discussion: See discussion in Section 9.i.

Source: County GIS Maps.

9.k. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
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Discussion: See discussion in Section 9.i.

Source: County GIS Maps.

10. HYDROLOGY AND WATER QUALITY. Would the project:

		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		
<p>Discussion: Regarding the potential impact of construction-related erosion and sedimentation to water quality, please see discussion in Section 7.b, above. Regarding potential post-construction impacts to water quality, see Section 10.d, below.</p> <p>Source: Project plans; See Section 7.a for source list.</p>					
10.b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
<p>Discussion: While the project would involve the construction of impervious surfaces, most of the project site will remain pervious. The new residences would be connected to public water system through the City of Redwood City for domestic water service and would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge.</p> <p>Source: Project plans</p>					
10.c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
	i. Result in substantial erosion or siltation on- or off-site;		X		
<p>Discussion: The project site is 44,721 sq. ft. (1.027 acres). The existing site impervious area is 7,384 sq. ft. The proposed site impervious area is 14,218 sq. ft., where no areas of existing paving would be retained.</p>					

Due to the proposed increase in impervious surface area, the project could potentially alter the existing drainage pattern of the site or area. The project proposes new drainage facilities, which have been reviewed by the County's Planning and Building Department's Drainage Section, to handle post-construction drainage from the new driveway and new homes and other new impervious surfaces. As a standard building permit requirement, a site drainage plan is required that demonstrates how roof drainage and site runoff will be directed to an approved location. In compliance with the County's Drainage Manual, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.

As project impervious surface exceeds 10,000 sq. ft., the project is subject to Provision C.3 of the 2022 Municipal Regional Permit (application preceded MRP requirements effective on and after July 1, 2023), which requires stormwater treatment facilities. The project proposes on-site bioretention basins, a self-retaining area, an interceptor tree, and an infiltration trench.

Project compliance with these regulations would prevent the substantial alteration of existing drainage patterns of the site and area. The project does not involve alteration of the course of a stream or river.

The project would disturb 0.9 acres. The applicant has submitted an Erosion and Sediment Control Plan (see Page T-2 of Attachment B) that upon implementation would minimize erosion or siltation on- or off-site during site grading and construction. Per Mitigation Measure 18, should land disturbance equal or exceed 1 acre, a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the NPDES Permit is required. As proposed and mitigated, the project would have a less than significant impact relative to erosion or siltation on- or off-site.

Mitigation Measure 18: Prior to the issuance of the building permit for the project, a copy of the Notice of Intent (NOI) with the State Water Resources Board, including WDID number, to obtain coverage under the NPDES Permit, shall be submitted to the Project Planner, if project land disturbance is an acre or larger.

Sources: Project C3C6 form, Project Site Plan and Drainage Plan.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
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Discussion: Please see Section 10.c.i for discussion. The project would not result in the alteration of the course of a stream or river.

Sources: Project plans

iii. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
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Discussion: Please see Section 10.c.i, above, for discussion.

Sources: Project plans

10.d.	Significantly degrade surface or groundwater water quality?			X	
<p>Discussion: With the implementation of mitigation measures as discussed in Section 10.c.i, potential project impacts related to degraded surface or groundwater water quality is less than significant.</p> <p>Sources: Project plans</p>					
10.e.	Result in increased impervious surfaces and associated increased runoff?			X	
<p>Discussion: Please see Section 10.c.i for discussion.</p> <p>Sources: Project plans</p>					
	iv. Impede or redirect flood flows?				X
<p>Discussion: The project would not impede or redirect flood flows. There is no work proposed within an existing drainage channel or creek. The site is not located in a flood hazard zone.</p> <p>Sources: Project plans</p>					
10.f.	In flood hazard, tsunami, or seiche zones, create or contribute runoff water which would risk release of pollutants due to project inundation?				X
<p>Discussion: The site is not located in a flood hazard zone, tsunami, or seiche zone.</p> <p>Sources: Project plans</p>					
10.g.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
<p>Discussion: The project does not involve maintenance of any existing or construction of any new septic systems and includes an Outside Service Agreement(s) for three (3) sewer connections, subject to the approval of Local Agency Formation (LAFCo) and the City of Redwood City.</p> <p>Sources: Project plans</p>					

11. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?			X	
<p>Discussion: The project proposes to divide a single-family residential parcel into 3 residential parcels within an existing residential neighborhood. As further discussed in Section 11.b, development of the property with three residential parcels would not introduce land development patterns not seen in the area and, therefore, would not result in the physical division of an established community.</p> <p>Sources: County GIS Maps</p>				
11.b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	
<p>Discussion: While the project complies with the lot size and slope requirements of the Residential Hillside (RH) Zoning District, the proposed project density does not comply with the Low Density Residential land use designation of the County's General Plan, which allows for 0.3-2.3 dwelling units per net acre (du/ac). The project density will be 2.92 du/net ac and, therefore, the applicant proposes a General Plan Amendment to change the Land Use Designation from Low Density Residential to Medium-Low Density Residential, which allows for 2.4-6.0 du/net ac.</p> <p>The property is not contiguous to any County properties designated for Medium-Low Density Residential land use, however an area designated for Medium-Low Density Residential is located approximately 300 feet to the northwest, on the north side of Hillcrest Drive. Also, across Upland Road to the south, denser residential areas in the City of Redwood City are located within close proximity of the parcel. These areas are shown on a map included as Attachment F.</p> <p>Based on the above and the proposed change in the Land Use Designation from Low Density Residential to Medium-Low Density Residential, the project would not cause a significant environmental impact due to a conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect.</p> <p>Source: County GIS Maps</p>				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?			X	

Discussion: The change in the Land Use Designation from Low Density Residential to Medium-Low Density Residential of the project site may result in other property owners of parcels in the area undertaking a similar change. However, Senate Bill 9 (SB9) already allows for densification of residentially-zoned parcels to allow up to four residences, subject to an on-site owner occupancy requirement. Therefore, the project would not directly serve to significantly encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas, as densification is already allowed under SB9.

Sources: Project plans; County GIS Maps

12. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: The project does not involve any mining or extraction of minerals. Sources: Project plans				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: The project would not affect any nearby mineral resource recovery site, if such a site should exist nearby. Sources: Project plans; County GIS Maps				

13. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	

<p>Discussion: The project would generate additional non-substantial, temporary noise associated with grading and construction. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code.</p> <p>Sources: Project plans</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	
<p>Discussion: Per the Geotechnical Investigation prepared by Silicon Valley Soil Engineering dated September 21, 2021, the proposed house foundations will be drilled pier foundations, not a pile-driven pier foundations. Mitigation Measure 19 prohibits use of pile-driven pier foundations. As proposed and mitigated, the project would not result in the generation of excessive ground-borne vibration or ground-borne noise levels.</p> <p>Mitigation Measure 19: The project shall not use a pile-driven pier foundation.</p> <p>Sources: Project plans</p>				
12.e. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<p>Discussion: The project site is not in the vicinity of a private airstrip. Please see discussion in Section 9.e, above.</p> <p>Sources: Project plans; Planning GIS Map.</p>				

14. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
<p>Discussion: Please see discussion in Section 11.c, above.</p> <p>Sources: Project plans</p>				

14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	
<p>Discussion: The project site is a residential parcel containing a single-family residence and improvements support this use. The project would provide two additional single-family residential units of housing. The potential displacement of residents in the existing house would not necessitate the construction of replacement housing elsewhere, and such potential displacement would be justified by the construction of three new homes.</p> <p>Sources: Project plans</p>				

<p>15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?			X	
15.b. Police protection?			X	
15.c. Schools?			X	
15.d. Parks?			X	
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?			X	

Discussion: The project involves the subdivision of a single-family residential parcel into 3 new parcels. The project has been reviewed and preliminarily approved by the County Fire Department. The project site is located in an established residential neighborhood, where police, school and park services presently exist in this area.

Regarding sewer and water service, the project would build 3 new single-family residences, and connect the 3 new parcels to a public sewer and water system (property is not currently located in a sewer or water district). An Outside Service Agreement(s) for three (3) sewer and two (2) water connections (existing house has a water connection) is required and subject to the approval of Local Agency Formation (LAFCo) and the City of Redwood City. The approval of an Outside Service Agreement(s) and compliance with utility provider requirements associated with such agreement would minimize substantial adverse physical impacts associated with the provision of sewer and water services to the property.

Regarding impacts to park services, the applicant is required by current regulation to pay an in-lieu park fee for the additional 2 parcels to off-set intensified park use related to the project.

Regarding impacts to school services, the applicant is required by current regulation to pay school impact fees at the time of the construction of the new residences to off-set intensified school use related to the project.

Sources: Project plans

16. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
<p>Discussion: The project involves the subdivision of a single-family residential parcel into 3 new parcels. Regarding impacts to park services, the applicant is required by current regulation to pay an in-lieu park fee for the additional 2 parcels to off-set intensified park use related to the project. Therefore, the project would not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.</p> <p>Sources: Project plans</p>				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p>Discussion: The project does not include recreational facilities, nor would it directly result in the he construction or expansion of recreational facilities. See discussion in Section 16.a above.</p>				

Sources: Project plans

17. TRANSPORTATION/TRAFFIC. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X
<p>Discussion: The project involves the subdivision of a single-family residential parcel into 3 new parcels and would result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. The private development is located on an existing County-maintained public road within an existing residential neighborhood and would provide adequate on-site parking. Therefore, the project does not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.</p> <p>Sources: Project plans, Local Coastal Program (LCP)</p>				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ?			X	
<p><i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i></p> <p>Discussion: CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i>, describes specific considerations for evaluating a project's transportation impacts. It states that, generally, vehicle miles traveled is the most appropriate measure of transportation impacts. "Vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. The project involves the subdivision of a single-family residential parcel into 3 new parcels and the construction of three new single-family residences within an existing residential neighborhood. The project will result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. Therefore, the project does not conflict with CEQA Guidelines Section 15064.3.</p> <p>Sources: Project plans</p>				
17.c. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X

Discussion: The project site involves the improvement of an existing private driveway accessed from Upland Road. The configuration of the driveway relative to Upland Road would not change. The applicant has performed a sight distance study dated July 14, 2023 (Attachment G) that was reviewed and approved by the Department of Public Works and shows that there are no sight distance hazards associated with the driveway location.

Sources: Project plans

17.d. Result in inadequate emergency access?

X

Discussion: The private development is located on an existing County-maintained public road within an existing residential neighborhood and would provide adequate on-site parking. Street parking which may narrow the road clearance would not be needed to meet parking requirements. Additionally, Mitigation Measure 17 limits project construction-related street parking. The project was reviewed and preliminarily approved by the Department of Public Works and the San Mateo County Fire Department. Therefore, the project would not result in inadequate emergency access.

Sources: Project plans

18. TRIBAL CULTURAL RESOURCES. Would the project:

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

Discussion: The applicant has submitted a Historical and Architectural Evaluation for the property, dated March 13, 2022, prepared by Bonnie Bamburg of Urban Programmers (Attachment D3). The following discussion is contained in the Historical and Architectural Evaluation.

Historical Context

The development of the Highlands of Emerald Lake contained several subdivisions, including the Oak Knoll Manor, which preceded several of the Emerald Lake and Emerald Lake Hills developments. Emerald Lake Hills 1, or Lower Emerald Hills, was the first to be developed and sold reasonably well. In 1927, the owners established Emerald Lake Country Club, a mutual benefit corporation, and purchased the lake with plans for adding stables, a bar, laundry, hospital, and undertaker, amenities which were never developed. Without control of the attraction and amenity to spur sales, the subdivision sales appeared to slump. The Leonard and Holt Company moved their development to the upper hills, where they dammed a creek and constructed a second lake. Here they proposed 3,000 home sites around Emerald Lake Hills 2. Following WWII, the Bay Area experienced a population explosion. The educational opportunities brought veterans with the GI Bill to study at Stanford University, the University of California, State Colleges, and community colleges. Often these returning students brought families with them and needed housing. At the same time, the new "high-tech" companies that started during the war were adapting to more general products and were hiring from all over the world. Established subdivisions were again recognized as attractive places for families who wanted a more rural or rustic lifestyle.

History of the Property

The subject property is part of the 2,000 acres sold by William Carey Jones to Horace Hawes in 1857. Hawes constructed a house (currently the location of Sequoia High School) and named the land Redwood Fran. Prior to moving to San Mateo County, he lived in San Francisco, where he held a number of civic positions, including being the California Assemblymember who introduced the Consolidation Act, which created the City and County of San Francisco (1856). The remaining land to the south became San Mateo County (1857). After his death in 1872, the land was distributed to his two children and wife. The subject parcel was part of that sold to Moses Hopkins c. 1880. Moses was the brother of Mark Hopkins (Big Four investors in the Central Pacific Railroad, Mark Hopkins, Leland Stanford, Charles Crocker, and Porter Huntington). During this period, the area may have been used for grazing, particularly as cattle were moved from the coast to the rails or slaughterhouses in the north county and for the thoroughbred horses raised by Moses Hopkins. In 1902, the 2,000 acres were sold to cement magnate William J. Dingee, who remodeled the house and created Dingee Park. The 1906 earthquake destroyed the house and structures on the site. The next owner was San Francisco Architect, Albert Pissis, and his wife, Georgia. No structures were constructed on the subject lot, and there is no visible evidence of past owners prior to 1920, when the land was further subdivided. Constructed c. 1920, the "country cabin" was a second home for Zerah Y. Howard and Florence Carthew Howard, who purchased the property in 1919. Zerah Yates Howard was born in San Francisco in 1876, and it appears he was educated locally. A resident of San Francisco in 1896, he was a clerk living at 120 Palm Avenue- a family residence he maintained until the 1930s. His career progressed to a purchasing agent (shipping) for the Hakalau Plantation Corporation in the 1920s. By 1927, Zerah is listed in the Voter Registration records as living in Redwood City (likely on Upton Road). The 1928-30 Voter Rolls show him living on Upland Road, and within a year, he retired. However, he went back to work as the Vice President of Welch and Company. In 1933 he applied for membership in the Sons of the Revolution and was accepted. The couple was active in civic and social activities including the IOOF Lodge. He passed away on December 24, 1942. The property was transferred to Florence in February 1944. Florence was born in England in 1874 and became a naturalized American Citizen. The San Mateo newspapers carried many articles describing social and religious activities where Florence participated. She continued to live in the house on Upland Road and worked at the Redwood Medical Clinic for several years. She passed away in 1968. The next owners of the property were Guy Collingwood and Georgina B. Collingwood, who owned the property until selling it in 1974 to Robert Eugene Roller and Gail Nadine Roller. Robert and Gail Roller were police officers in San Mateo. Gail was the first female officer to be hired in San Mateo. Prior to being accepted in San Mateo, she was a "meter maid" for

two years and had worked with the San Mateo County Sheriff and spent two years in the Oakland Police Department. In 1976, when she became pregnant, the Police Department fired her. She appealed to the City Council to be reinstated, but her appeal was denied. A suit in U.S. District Court found that although disabled male officers were given inside positions, she was not eligible, and thus, she was not discriminated against due to pregnancy. She then filed a suit under Title VII of the 1964 Civil Rights Act. The couple divorced in 1979. It appears Gail continued to live in the house until 1984 when it was sold to Marco A. Casazza and Janice Casazza. Robert Roller continued as a San Mateo Police officer. When the Casazza's purchased the property, Marco was employed as an electrician, a position he held until he retired. The property was sold in 2022.

Description of the property and buildings

The property is located at the bend in Upland Road with the house set back from the street. A small cottage and shed are on the property. The house building is an irregular form with two rectangular sections, one in front and to the side of the other. Originally a "cabin" style building, it has been enlarged and altered, reflecting a Craftsman vernacular style throughout the additions. The side rear section steps up the slightly sloping site. The building has many recycled elements, including art glass windows. The end facing the street is a gable with the garage under the living space. The garage has double-hinged doors in panel style with three-over-three panes in the top section. A similar six-pane window is on the side. The second story has a pair of similar windows and a single one offset in the wall. All windows have plain board frames. Siding on the lower level is vertical board with horizontal in the upper section. The roof has a plain fascia with exposed rafters beneath and knee braces in the peak and at each end of the wall. The side of the garage element is similar, with multi-pane windows and a single door. A path leads to the main entrance that is set back on the side atop a stair where a former porch has been enclosed, and the entry door is now flush with the wall. The façade is open lattice panels at the ground level and solid panels above, with five nine-pane windows extending the length of the wall beneath the header. On the other side of the building, a large deck has been added to blend the two sections together. The building wall has a wide French-style door, a single door, and a multi-pane window off the deck. Art glass, flowering windows c. 1950 are grouped along a former porch and are the most interesting aspects of the design.

In summary, the building is in good condition and has been extensively altered by the addition of non-original materials, replacing the windows with art glass from a different period as well as various other modifications that have changed the character of the original design.

The small cottage is a vernacular form wood frame, side-facing gable style building c. 1970 (no permits were found).

Evaluation of Significance

For purposes of this study, the criteria used to evaluate the significance of potential historical resources is that of the California Register of Historical Resources and the San Mateo County Criteria for the Designation of County Historic Landmarks and Historic Districts (Section 7732).

The San Mateo County Criteria contains five categories:

- 7732.1 It exemplifies or reflects elements of the County's cultural, Social, economic, political, aesthetic, engineering or architectural history; or
- 7732.2 It has special aesthetic or artistic interests or values; or
- 7732.3 It is identified with persons or events significant in local, State or national history; or
- 7732.4 It embodies distinctive architectural characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials of craftsmanship; or

- 7732.5 It is representative of the notable work of a master builder, designer, or architect.

While the categories do not specifically address the integrity of a historic resource, it is necessary to first consider integrity to evaluate potential resources. The California Register of Historical Resources defines integrity as the majority of seven aspects: location, design, materials, workmanship, setting, feeling, and association. A resource must be able to communicate the reason for its significance.

The property at 890 Upland Road is associated with the 1920-1940 period of expansion and industrialization that swept the Bay Area after WWI. The wealth of the early 1920s led to a trend for summer homes for San Franciscans who came down the peninsula to escape the summer fog and chill of San Francisco. Subdivisions of large and small parcels were recorded, some with recreational amenities, others just a small lot for a cabin. The subject property was part of this trend in the Oak Knoll Manor subdivision, which had 3,000 home sites. The style and design were originally basic wood frame in a vernacular style, with board siding window of multi-pane sash. Since the original construction, the building has had extensive alterations. From the exterior, the original design is present only on two sides of the front element of the building. Original materials in the roof, brackets design, and materials of the buildings and property have been compromised, negatively affecting the integrity.

The property does not exemplify elements of the County's cultural, social, economic, political, aesthetic, engineering, or architectural history. It is a remnant of a recreational subdivision of second homes that was not successful. Developments of this type were conceived for lower Emerald Hills and the nearby communities where the summer weather was warmer than in San Francisco (7732.1).

The main house is a mix of elements and materials, including the addition of art glass windows. However, it does not exceed to the level of special aesthetic or artistic interests or values (7732.2).

The property was part of the trend for subdivisions of second homes that occurred after WWI. This association is within a broad category of real estate subdivisions in the 1920s and is not directly associated with persons or events that were significant in local, State, or national history (7732.3).

As stated above, the main building on the property does not embody distinctive architectural characteristics of a style, type, period, or method of construction and is not a valuable example of the use of indigenous materials of craftsmanship. The vernacular design of the original structure has been extensively altered by different materials and systems, leaving only a section of the original (7732.4).

The architect was not identified; however, the alterations to the building have so changed the original design that the architect can no longer be identified with the building (7732.5).

In summary, the property at 890 Upland Road, when compared to the criteria of San Mateo County, does not appear to meet the level of original design or significant associations required to be recommended for a County Landmark. 4

California Register of Historical Resources

The criteria for listing historical resources in the California Register of Historical Resources are consistent with those for listing resources in the National Register of Historic Places but have been modified for state use in order to include a range of historical resources that better reflect the history of California. The California Register eligibility or listing is the threshold for CEQA to consider a resource significant. A historical resource must retain integrity and be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition, the resource must retain enough of its historic character or appearance to be recognizable as a historic property and to convey the reason for its significance. The subject property has diminished integrity due to the alterations.

Criteria 1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The single-family residence is not associated with an event that contributed significantly to local or regional history or cultural heritage.

Criteria 2. It is associated with the lives of persons important to local, California, or national history. The history of the property does not show a direct and significant association with persons important to the history of San Mateo County, the State of California, or the nation.

Criteria 3. It embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master or possesses high artistic values. The subject building represents a vernacular style that has been modified with additions and alterations. The building does not exhibit significant characteristics that possess high artistic style or values that would be important to the local history or to the State. Thus, the property does not appear eligible for individual listing in the California Register under Criteria 3.

Criteria 4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nations. During the excavation and development for residential use, the native soils have been disturbed to construct foundations for the house, driveway, and small orchard. It is unlikely that significant information important to prehistory or history would be found on this site.

The property at 890 Upland Road does not meet the criteria of the California Register of Historical Resources.

On March 15, 2023, after review of the Historical and Architectural Evaluation prepared by Urban Programmers for the subject property, the County Historical Review Advisory Board (HRAB) found that the house and other structures at the property are not architecturally or historically significant. HRAB found that the structures could be demolished with the following stipulations:

- 1) Photograph (with high resolution camera) the exterior and interior of the house and outbuildings.
- 2) Salvage and save special elements such as art glass windows, redwood beams, built ins, and the like.

Staff has added Mitigation Measure 20 to require the owner to comply with HRAB's stipulations for demolition of the existing structures:

Mitigation Measure 20: Prior to issuance of a demolition permit for the house and outbuildings, the owner shall provide evidence of having complied with HRAB's stipulations for demolition of the existing structures:

- a. Photograph (with high resolution camera) the exterior and interior of the house and outbuildings. Such photos shall be provided to the County Historical Review Advisory Board.
- b. Salvage and save special elements such as art glass windows, redwood beams, built ins, and the like.

Source: Historical and Architectural Evaluation for the property, dated March 13, 2022, prepared by Bonnie Bamburg of Urban Programmers.

<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)</p>				
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Discussion: Staff requested a Sacred Lands file search of the project vicinity, which was conducted by the Native American Heritage Council (NAHC), and resulted in no found records (Attachment D2). Planning staff has consulted with the following tribes, as identified by the NAHC:

- Amah Mutsun Tribal Band of Mission San Juan
- Coastanoan Rumsen Carmel Tribe
- Indian Canyon Mutsun Band of Costanoan
- Muwekma Ohlone Indian Tribe of the SF Bay Area
- The Ohlone Indian Tribe
- The Wukwasche Indian Tribe/Eschom Valley Band, and

On September 5 and 13, 2023, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comment within 30 days of the letter date. A letter was also sent to the Tamien Nation, a traditionally or culturally affiliated tribe, as the tribe has requested in writing to the County, to be informed of proposed projects in the geographic project area, per Assembly Bill 52 for California Native American tribal consultation requirements. No comments were received to date.

Based on the NAHC’s recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

Mitigation Measure 21: Should any traditionally or culturally affiliated Native American tribe respond to the County’s issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 22: 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.

Mitigation Measure 23: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery, County staff shall be notified, and the applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate.

Source: Native American Heritage Council (NAHC) letter, dated January 21, 2022.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
<p>Discussion: The project is required to demonstrate compliance with the County's Drainage Policy and Provision C.3 of the San Francisco Bay Region Municipal Regional Permit, which require the construction of new on-site stormwater treatment measures to reduce stormwater runoff and associated negative environmental impacts. The applicant proposes to connect to the City of Redwood City for water and sewer service to the project, which requires an Outside Service Agreement(s) subject to the approval of Local Agency Formation (LAFCo). City of Redwood City staff have reviewed the project plans and the project will be subject to service requirements. Therefore, the project would not directly require or result in the relocation or construction of new or expanded water or wastewater treatment facilities, nor electric power, natural gas, or telecommunications facilities.</p> <p>Source: Project Plans; County Planning GIS Maps.</p>				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
<p>Discussion: The project includes proposes to connect to the City of Redwood City for water and sewer services; City of Redwood City staff have reviewed the project plans, have service capacity to serve the project, and the project will be subject to service requirements. Project landscape irrigation will be subject to the Water Efficiency Landscape Ordinance (WELo).</p> <p>Source: Project Plans</p>				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
<p>Discussion: Please see discussion in Sections 19.a and b, above.</p> <p>Source: Project Plans</p>				
19.d. Generate solid waste in excess of State or local standards, or in excess of the				X

capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				
Discussion: The project involves the construction of three single-family residences and would result in a negligible increase in solid waste disposal needs. Source: Project Plans				
19.e. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: The project involves the construction of three single-family residences and would result in a negligible increase in solid waste disposal needs. Source: Project Plans				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
Discussion: The project site is not located within a designated Local Responsibility Area (LRA) or State Responsibility Area (SRA), but is located less than 100 feet east of a Very High fire hazard severity zone LRA. Compliance with applicable requirements will be reviewed during the building permit application process and confirmed prior to issuance of a building permit. Source: County GIS Map.				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
Discussion: The site is moderately sloped. Please see discussion in Section 20.a. Source: County GIS Map.				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may				X

result in temporary or ongoing impacts to the environment?				
<p>Discussion: The project would not require any new roads, fuel breaks, emergency water sources, power lines or other utilities. The site is located along an existing publicly-maintained road. Also, new electrical lines will be undergrounded. Please see discussion in Sections 20.a and 20.b.</p> <p>Source: County GIS Map.</p>				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
<p>Discussion: Please see discussion in Sections 20.a and 20.b.</p> <p>Source: County GIS Map.</p>				

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
<p>Discussion: Yes, as discussed in this document, the project has the potential to result in environmental impacts as discussed in this report. Implementation of mitigation measures included in this document would adequately reduce project impacts to a less than significant level.</p> <p>Source: Subject document.</p>				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of			X	

other current projects, and the effects of probable future projects.)				
<p>Discussion: The project involves the subdivision of a single-family residential parcel into 3 new parcels and construction and operation of three single-family residences within an existing residential neighborhood. Due to the infill nature of the proposed residential construction, proposed connection to sewer and water service in the area, and the proposed General Plan Amendment and subdivision potential allowed under Senate Bill 9, the project is not likely to result in a cumulatively considerable impact when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p> <p>Source: Subject document.</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
<p>Discussion: As discussed in this document, the project could result in environmental impacts that could both directly and indirectly cause impacts on human beings. However, implementation of mitigation measures included in this document would adequately reduce project impacts to less than significant levels.</p> <p>Source: Subject document.</p>				

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
CalTrans		X	
City		X	
Coastal Commission		X	
County Airport Land Use Commission (ALUC)		X	
Other: Local Agency Formation Commission (LAFCo)	X		Outside Service Agreement for Water and Sewer Service
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District: MWSD		X	
State Department of Fish and Wildlife		X	

AGENCY	YES	NO	TYPE OF APPROVAL
State Department of Public Health		X	
State Water Resources Control Board		X	

<u>MITIGATION MEASURES</u>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed (as listed below):	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><u>Mitigation Measure 1:</u> Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:</p> <ol style="list-style-type: none"> a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d. All vehicle speeds on unpaved roads shall be limited to 15 mph. e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. f. 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 toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person 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. i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously). <p><u>Mitigation Measure 2:</u> Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used. The applicant</p>		

shall demonstrate compliance with this requirement in plans submitted at the time of building permit application.

Mitigation Measure 3: A pre-construction, migratory bird nesting survey shall be conducted prior to any proposed tree removal, ground disturbance, demolition, or any other construction-related activities during the nesting bird season (February 1 to August 31). The survey shall be performed both in and within 250 feet of the proposed development area and the results reported to the County. If, for any reason, construction activities do not commence within 10 days of completion of the survey, the survey shall be repeated and results reported to the County. If active nests are discovered, no construction-related activities, including grading and tree removal, are allowed until birds have fledged from nests, as confirmed by a biologist.

Mitigation Measure 4: The owner shall comply with the following requirements pertaining to the heritage tree and 6 significant trees proposed for removal:

- e. The issuance of a tree removal permit for Trees #3 and 26 will be conditioned on an issued building permit for homes on the subdivided parcels where the trees are located (Lots 1 and 2, respectively), and replacement as specified. Replacement for Tree #3 shall be 2 - 48" box Valley Oak (*Quercus lobata*), and replacement for Tree #26 shall be 1 - 36" box Valley Oak (*Quercus lobata*). Location of replacement trees for Trees #3 and #26 are shown in Attachment E3, except that the County Arborist has required the applicant to move the replacement tree shown on Lot 3 at least 6 feet from exterior property line. Replacement trees shall be planted prior to final approval of building permits for homes on the proposed lots.
- f. The owner shall maintain and protect Tree #45 (13.6" d.b.h Coast Live Oak), as it does not conflict with subdivision improvements nor is in poor health. The tree may be proposed for removal at the time of the development, subject to County review and approval along with home construction on Lot 3.
- g. The issuance of a tree removal permit for the other 4 significant trees shall be conditioned on an issued building permit for subdivision improvements. These trees shall be replaced in a manner consistent with Section 6565.21. Replacement trees shall be planted prior to final approval of building permits for homes on the proposed lots.
- h. All replacement trees shall be shown on a landscape plan submitted prior to recordation of the subdivision map.

Mitigation Measure 5: Prior to issuance of a building permit for subdivision improvements and residential development, the applicant shall protect all significant trees which are not approved for removal, including submittal of a tree protection plan, as prepared by a certified arborist and consistent with the protection measures of the County's Significant Tree Regulations and County Arborist, as listed below. Tree protection measures shall also be shown on the Erosion and Sedimentation Control Plan.

- c. A root barrier shall be required at the existing driveway during driveway improvement construction for the Pistache and Oak trees along driveway. The Project Arborist shall prepare root barrier details to be submitted at the time of a building permit application for subdivision improvements, subject to review by the County Arborist.

- d. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
- c. Isolate tree protection zones using 5-ft. tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
- d. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
- e. 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 the site inspection following root cutting.
- f. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
- g. 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.
- h. Prior to Issuance of a Building 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.

Mitigation Measure 6: Although proposed project area itself has low possibility of containing unrecorded archaeological site(s), it is possible that subsurface deposits may yet exist or that evidence of such resources has been obscured by more recent natural or cultural factors such as downslope aggradation and alluviation and the presence of non-native trees and vegetation. Archaeological and historical resources and human remains are protected from unauthorized disturbance by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow qualified Archaeologists to identify, record, and evaluate such resources and recommend an appropriate course of action.

Mitigation Measure 7: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 8: The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are

encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 9: Prior to the issuance of a building permit for site development, the applicant shall demonstrate compliance with the recommendations of the Project Engineer as described in Geotechnical Investigation, prepared by Silicon Valley Soil Engineering (SVSE) dated September 21, 2021.

Mitigation Measure 10: Prior to issuance of the grading permit hard card, the applicant shall demonstrate that all cut spoils will be hauled off-site to a County-approved location.

Mitigation Measure 11: The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

- a. Delineation with field markers 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 (on and off-site) and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
- 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 applications 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 site shall be clear and running slowly at all times.

Mitigation Measure 12: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

Mitigation Measure 13: It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Mitigation Measure 14: The property owner shall file a Notice of Intent (NOI) with the Regional Water Quality Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section, prior to the issuance a building permit and any land disturbance.

Mitigation Measure 15: At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed development checklist (Attachment H) or equivalent measures, to the extent feasible. Such measures shall be shown on building plans.

Mitigation Measure 16: At the time of building permit application, the applicant shall demonstrate compliance with the following measures, to the extent feasible, where such measures shall be shown on building plans:

- a. BAAQMD BMP: Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet;
- b. BAAQMD BMP: Use local building materials of at least 10 percent;
- c. BAAQMD BMP: Recycle or reuse at least 50 percent of construction waste.

Mitigation Measure 17: All project related construction vehicle parking shall be limited to on-site areas. Should street parking be necessary, any and all project-related on-street construction parking is subject to review and approval by the Project Planner and the County Department of Public Works. Prior to issuance of the building permit, the applicant shall show location of all on-street construction parking on plans submitted for the building permit application.

Mitigation Measure 18: Prior to the issuance of the building permit for the project, a copy of the Notice of Intent (NOI) with the State Water Resources Board, including WDID number, to obtain

coverage under the NPDES Permit, shall be submitted to the Project Planner, if project land disturbance is an acre or larger.

Mitigation Measure 19: The project shall not use a pile-driven pier foundation.

Mitigation Measure 20: Prior to issuance of a demolition permit for the house and outbuildings, the owner shall provide evidence of having complied with HRAB's stipulations for demolition of the existing structures:

- a. Photograph (with high resolution camera) the exterior and interior of the house and outbuildings. Such photos shall be provided to the County Historical Review Advisory Board.
- b. Salvage and save special elements such as art glass windows, redwood beams, built ins, and the like.

Mitigation Measure 21: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 22: 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.

Mitigation Measure 23: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery, County staff shall be notified, and the applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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



(Signature)

Camille Leung, Project Planner

October 19, 2023

Date

(Title)

ATTACHMENTS:

- A. Vicinity Map
- B. Project Plans
- C. Geotechnical Investigation prepared by Silicon Valley Soil Engineering dated September 21, 2021.
- D. Cultural Resource Letters
 - 1. Letter from California Historical Resources Information System, dated February 20, 2023.
 - 2. Letter from Native American Heritage Council (NAHC), dated September 8, 2023
 - 3. Historical and Architectural Evaluation for the property, prepared by Bonnie Bamberg of Urban Programmers, dated March 13, 2022.
- E. Trees:
 - 1. Arborist Report by Jeremy Ingalls, Certified Arborist, dated February 8, 2022
 - 2. Arborist Report re: 2 Valley Oaks at front of property, by Jeremy Ingalls, Certified Arborist, dated January 25, 2023
 - 3. Map showing location of replacement trees for Trees #3 and #26
- F. Land Use Designations Map
- G. Sight distance study dated July 14, 2023
- H. EECAP Development Checklist



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

January 12, 2023

Paul Goswamy
152 Nevada Street
Redwood City, CA 94062

Dear Mr. Goswamy:

SUBJECT: Summary of Major Development Pre-application Public Workshop
890 Upland Road, Emerald Lake Hills
APN: 058-272-120; County File No.: PRE 2022-00020

Thank you for your participation in the virtual public workshop held on August 23, 2022, as required pursuant to County Zoning Regulations Section 6415, for a General Plan Amendment from Low-Density Residential (0.3-2.3 dwelling units (d.u.)/acre) to Medium-Low Density Residential (2.4-6.0 d.u./acre), to allow a 3-lot Minor Subdivision of a 44,721 sq. ft. parcel, located at 890 Upland Road (APN 058-272-120) in the Emerald Lake Hills area of unincorporated San Mateo County. The proposal involves one parcel to be subdivided into three parcels which would maintain the existing RH/DR (Residential Hillside/Design Review) Zoning District (12,000 sq. ft. lot minimum), a request for a new a General Plan land use designation of Medium-Low Density Residential (2.4-6.0 d.u./acre).

The purpose of the Pre-Application Public Workshop is to provide for and foster early public involvement and input on a major development project and, to the extent feasible, identify potential issues before the applicant submits necessary planning applications and plans to initiate the County's formal review process. At the August 23, 2022 meeting, the applicant Paul Goswamy and the Project Civil Engineer Daniel MacLeod, presented the project, listened to community input on the proposal and provided clarifying responses. At the meeting, approximately 25 members of the community provided their input on the project, giving comments and stating concerns about the proposed project.

The purpose of this letter is to summarize the comments received at the public workshop, from the Current Planning Section and other reviewing departments and agencies, and comments from interested parties.

The Minor Subdivision, Grading Permit, and General Plan Amendment applications have been submitted. The project is assigned case number PLN 2022-00321. The project planner is Camille Leung, cleung@smcgov.org



SUMMARY OF PUBLIC CONCERNS REGARDING THE PROJECT

Interested members of the public expressed concerns regarding potential negative impacts the proposed subdivision would have on the surrounding community and neighborhood, with the main concerns as summarized below:

- 1. Compatibility with the Density of Surrounding Land Uses** - Several members of the public raised concerns about the proposed density being incompatible with the lower density designation of surrounding homes. There was some opposition to the General Plan Amendment as it may set a precedence for higher density in the area.

Staff's Response: The proposed parcels will be developed with single-family residences in the future, which is consistent with the surrounding development. The lots created by the proposed Minor Subdivision would conform with the RH Zoning District. The proposal does require a change in General Plan designation from Low-Density to Medium-Density residential, but the zoning designation would not change. Both General Plan designations currently exist in the immediate vicinity under Residential Hillside (RH) zoning.

The parcels of the proposed subdivision are required to meet the minimum lot size of the zoning district. It should be noted that numerous parcels in the immediate vicinity are smaller than the minimum lot size requirement of the RH Zoning District. At the time of the County's processing of the Minor Subdivision application, the County will perform further analysis of the proposed project's compatibility with existing development as part of the formal application review process.

- 2. Preservation of trees** - Many members of the public raised concerns about tree removal associated with the development of the property, particularly a Heritage oak in the center of proposed Lot 1.

Staff's Response: There are 46 significant trees on the subject parcel and one Heritage tree (Tree No. 3 is a 54-inch dbh Valley oak) based on San Mateo County's tree regulations. The submitted plans show removal of 15 significant trees and one Heritage tree (Tree No. 3).

An evaluation of the health of Tree No. 3 was included in an arborist report by Mayne Tree Expert Company, Inc. dated February 8, 2022. The County Arborist has reviewed the evaluation which indicated that the tree is in poor health and could be a hazard to persons or property located under the canopy and has requested implementation of an Advanced tree risk assessment (Level 3 assessment as defined by ISA). Such assessment should be conducted using a resistance drill or sonic tomogram. The submitted report does not provide objective structural data about the tree of the health and structure of the tree for evaluation, pursuant to Section 11,051 of the County's Regulations for the Preservation, Protection, Removal and Trimming of Heritage trees on Public and Private Property.

The Minor Subdivision process requires that potential footprints of residences be identified, where the subdivision design would largely determine the location of future building footprints and thereby can be predictive of future tree removal. During this process, the applicant will need to demonstrate how lot configurations preserve as many large trees on the site as possible, especially Tree No. 3. However, it is important to note that the final residential footprints and associated tree removal for the residences would be determined during the Design Review Permit application processes, as detailed house designs would be provided with analysis of potential tree preservation/removal. Please see requirements for application(s) in Comment 3 below.

3. **Parking and Traffic/ Pedestrian safety** - Many members of the public spoke about concerns about existing traffic, parking, and pedestrian safety along Upland Road, in front of and around the subject parcels. Questions were also raised about impacts from construction, primarily related to parking and large vehicles within the right-of-way.

Staff's Response: The General Plan amendment would allow for the creation of three parcels, each presumably to be developed with a single-family residence. Two of the residences would share a driveway. Impacts to traffic and pedestrian safety and street parking will be reviewed by the Department of Public Works and discussed in the environmental evaluation for the project.

Parking requirements for a residence with two or more bedrooms requires two-covered parking spaces and two uncovered parking spaces. While the regulations allow the uncovered parking spaces to be located within the right of way, the subdivision as currently designed, would allow for additional on-site, uncovered parking. The subdivision, as currently designed, can comply with all parking regulations.

4. **Drainage** - Several members of the public raised concerns about existing drainage patterns created by retaining walls on an adjacent property.

Staff Response: The County will review project drainage and run-off capture at the subdivision application stage and at the residential development stage for compliance with the County's Drainage Manual, <https://www.smcgov.org/planning/drainage-manual>. San Mateo County's drainage requirements for new development and redevelopment and establish the appropriate level of review based on project size and location to demonstrate that projects do not create additional stormwater flows across property lines. In other words, the post-development stormwater runoff peak flow and volume must be less than or equal to the undeveloped stormwater runoff peak flow and volume at each point of discharge from the project parcel, unless an alternative discharge point is otherwise approved by the County of San Mateo (County), which requires the post-development stormwater runoff peak and volume must be less than or equal to the undeveloped stormwater runoff peak flow and volume at each point of discharge from the project parcel, unless an alternative discharge point is otherwise approved by the County. Also, conveyance systems must be adequately sized and

designed to accommodate design flows. Additionally, stormwater treatment may also be required depending on the proposed total impervious surface.

5. **Privacy** - about a member of the public stated that the increased density would result in additional homes in the area and would result in a loss of privacy for existing homeowners.

Staff's Response: Staff responded that privacy of neighbors is associated with setbacks of residences from surrounding neighbors, which is determined by the zoning, which in this case is not changing. The zoning allows a side yard to be no less than 7.5 feet from the property line. The required building setbacks are met and/or exceeded within the submitted plans. This standard will be applied to any future residences. Furthermore, a Design Review Permit is required for new development in this area, where aspects of privacy related to home siting and design could be addressed, e.g., by modifying windows or decks.

6. **Accessory Dwelling Units (ADUs)** - Members of the public stated concerns that future ADUs on the future project parcels would exacerbate previously mentioned concerns related to parking and traffic.

Staff's Response: Should the subdivision be approved, Accessory Dwelling Units (ADUs) would be allowed on each parcel. ADUs are allowed within all residential districts within California. All residences in Emerald Lake Hills have development opportunities related to ADUs and are subject to parking requirements, which will also apply to this property. Additionally, the ADU regulations require on-site parking in various instances. All ADUs require a building permit which is subject to the review of the Department of Public Works.

7. **Wildlife** - A concern was raised by a member of the public about potential project impacts to deer in the neighborhood.

Staff's Response: Deer are not considered to be a protected or threatened species. The formal subdivision application will require an environmental document which will evaluate if any endangered or threatened species would be significantly impacted (as defined by CEQA regulations) by the proposed development.

8. **Public Notification** - There was question as whether the noticing radius for the workshop was sufficient.

Staff's Response: Staff explained that the pre-application public workshop noticing is a 500-foot radius. While legal requirements for public noticing of the subdivision project would include a 300-foot radius from the project site, staff will continue using the 500-foot radius for future public meeting notices for the project. Additionally, any member of the public requesting to be included in future noticing can send a request to staff.

COMMENTS FROM OTHER REVIEWING AGENCIES

Planning staff has received preliminary comments from the following agencies:

San Mateo County Planning Department

1. This letter is the final step in the Major Development Pre-application. The next step is a formal application to the Planning and Building Department. The applicant has submitted applications for a Minor Subdivision and General Plan Amendment (PLN 2022-00321). Planning application submittal documents for a Major Subdivision and General Plan Amendment shall minimally include the application requirements pursuant to Section 7011 of the County's Subdivision Ordinance (<https://planning.smcgov.org/subdivision-regulations>). Application processing includes a completeness determination within 30 days of application, review by all relevant agencies; and preparation of an environmental document pursuant to the CEQA Guidelines to analyze project impacts. After the environmental document is prepared by staff, it will be released online and to interested members of the public with a public comment period, typically 20 calendar days. The project would require a public hearing for a recommendation on the required permits by the San Mateo County Planning Commission followed by a public hearing for certification of the CEQA document and a decision on the required permits by the San Mateo County Board of Supervisors. All public meetings would include advanced notification to property owners within 500 feet of the project site and interested parties who have requested notification.
2. The submitted plans show removal of 15 significant trees and one Heritage tree (Tree No. 3) which are in the footprint of future development. For your Minor Subdivision application, please identify which trees (over 6-inch dbh) are proposed for removal to accommodate construction of subdivision improvements (e.g., access and utilities to new parcels). Tree removal associated with construction of each future residence will need to be included in the Design Review Permit application for each residence; please do not include proposed tree removals associated with construction of residences in the Minor Subdivision application. Please apply for a separate tree removal permit for trees being removed for health and safety reasons (trees not associated with proposed subdivision improvements or future residence(s)).
 - a. For your Minor Subdivision application, please provide an updated arborist report that assesses the Heritage tree (Tree No. 3) relative to proposed development impacts. The report should include a Sonic tomogram report, Level 3 Tree Risk Assessment. The report shall include existing tree condition, potential tree survival and longevity, and tree protection recommendations, including special measures needed to protect trees during demolition and/or construction.
 - b. The configuration of the Lot 1 in the Preliminary Subdivision Layout presented does not appear to allow adequate space for a future residence and preservation of the Heritage valley oak tree (Tree No. 3). Please note that staff and the County Arborist will be reviewing the Minor Subdivision layout carefully with the

intention of preserving the heritage tree per Chapters 1 through 3 of the County's Regulations for the Preservation, Protection, Removal and Trimming of Heritage Trees on Public and Private Property. Staff is working with the applicant on alternate subdivision layouts, include running the new property line through the location of tree, such that new residences would be required to set-back from the heritage tree.

Local Agency Formation Commission (LAFCo)

3. An Outside Service Agreement is required to allow the City of Redwood City (City) to be able to provide water and wastewater services to the property. An application to both the City and LAFCo is required for these connections. As part of this Outside Service Agreement, LAFCo will require a deferred annexation agreement be recorded on the property.
4. LAFCo and the City requires a description of the area to be served and confirmation that the subdivision of the properties has been approved by the County. The application to the City and LAFCo can be submitted prior to the County's decision on the project so that the review period can run concurrently, but LAFCo action on the Outside Service Agreement is contingent upon the approval of the subdivision. The applicant can contact Rob Bartoli, LAFCo Executive Officer, at either rbartoli@smcgov.org or at 650/363-1857 regarding questions on the LAFCo process.
5. In the subdivision application submitted to the County, the applicant shall identify how many existing water and wastewater connections are currently at the property and how many new connections are being requested for the proposed subdivision.

Environmental Health Services

6. If the applicant plans to connect to the local sewer authority, prior to connection, the State system shall be demolished with permits through Environmental Health Services provided any necessary approval from the Planning and Building Department of record, the appropriate sewer authority, and the San Mateo County Local Agency Formation Commission.
7. A sewer connection must extend to all dwelling units.

Drainage Section

8. The applicant shall have prepared, by a Registered Civil Engineer, a drainage analysis of the proposed subdivision 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 being subdivided 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 predeveloped state. Recommended measures shall be designed and

included in the street improvement plans and submitted to the Department of Public Works for review and approval.

Department of Public Works

9. Prior to the issuance of the Planning permits, 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%) 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.
10. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist providing for this access, prior to issuance of building permit or recordation of map (if any).
11. 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.
12. 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.
13. The applicant shall submit a Parcel Map to the Department of Public Works County Surveyor for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter Department conditions have been met.
14. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.
15. Future development of any and all parcels resulting from the approved subdivision must comply with these requirements. The applicant shall note the requirement in the deeds for each parcel, copies of which shall be provided to the Planning & Building Department and shall disclose the requirement to any potential buyer(s). Each parcel shall be tagged by the Planning & Building Department with this requirement, and no permits shall be issued for any development of the parcel(s) until this requirement is met. For future structures to be built on the individual parcels, prior to the issuance of

a building permit for any structure on the project site, all plans shall be reviewed by the Planning Department for conformance with this condition.

Cal-Fire

16. On plans submitted for the Planning permits, please provide the width, grade, and cross slope of the proposed driveway and turnaround.

County Arborist

17. The site is dominated by non-native plantings predominantly Acacia, pepper, and olive trees. Removal of these non-native trees may be preferred over removal of the few native species on site. There are five (5) Oak trees proposed for removal according to the site plan, including a Valley oak (No. 3) located in the center of Lot 1, which is designated as Heritage; and a large, Valley oak (No. 26) near the existing house in Lot 2, which is designated as significant. The project arborist has recommended more detailed inspections of these trees by the Project Arborist to formulate an educated opinion on their structural stability. The County Arborist recommends both trees be evaluated using a Sonic tomogram to aid decision making processes for these trees. Use of a Sonic tomogram and the resulting report would qualify as a Level 3 Tree Risk Assessment. The applicant shall evaluate if there are lot orientations which could be considered that avoid future impacts to mature native trees. The County considers the preservation of the largest trees on site as a high priority.
18. Tree No. 3 located on Lot 1 qualifies as a Class II Heritage tree. Prior to approval of a development plan or tree removal permit additional assessment of the health and structure of the tree will be required.

Redwood City Water

19. LAFCO approval of the application for the proposed water service connection may be required, if applicable. If so, the Property owner shall pay associated fees.
20. After approval of the construction drawings by the San Mateo County Building Department and upon application for new water service, the property owner shall pay all applicable City fees, including connection fees associated with providing proposed water service.
21. Property owner shall pay the City's water service annexation fees.
22. Property owner shall install new water service lines.
23. Property owner is responsible for the design, construction, and connection of any water main modifications or extensions necessary to provide adequate flow for domestic use and fire suppression, in accordance to City Code Section 38.26 and as determined by the City and the Fire Marshal within the local jurisdiction.

24. Property owner shall pay the fees for any construction permit in connection with improvements for new water service and shall pay associated costs for plan review and inspections.
25. Property owner shall adhere to all the review comments and conditions of service stated by the City. Property owner shall submit a signed Declaration of Restriction to the City and record it with the County of San Mateo.

Redwood City Sewer District

26. This location is not currently served by Redwood City sewer. Furthermore, the parcel is not within Redwood City's sewer service area. The applicant should coordinate sewer service with the appropriate county sewer district.
27. If District service is unavailable, then Redwood City can consider an application for connection and extension. Such connection would be subject to all applicable fees, reviews and agency approvals. Emerald Lake Hills Sewer District.

The formal application (PLN 2022-00321), including all plans and materials cited earlier in this letter, should consider the comments discussed above. If you have any questions regarding this summary or need assistance with application requirements, please feel free to contact me at 650/363-1825 or by email at eadams@smcgov.org

Sincerely,



Erica Adams, Pre-Application Project Planner

EDA:mda – EDAGG0401_WMN.DOCX

cc: Board of Supervisors
Planning Commission
Steve Monowitz, Community Development Director
Lisa Aozasa, Deputy Director
County Drainage Review Section
County Geotechnical Review Section
County Department of Public Works
LAFCO
Interested Parties
Dan Macleod, Project Civil Engineer
Camille Leung, Planner for PLN2022-00321



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

November 28, 2022

Mr. Steve Monowitz
Director of Community Development
County of San Mateo
455 County Center 2nd Floor
Redwood City, CA 94063

VIA ELECTRONIC and HAND DELIVERY.

**Re: 890 Upland Road Emerald Lake Hills – General Plan Land Use Map Amendment,
Vesting Tentative Parcel Map for Three Lots, Grading Permit, and CEQA Initial Study.**

Dear Steve:

Per my email dated October 27, 2022 and the property owner Mr. Paul Goswamy's hand delivered letter of agency authorization, I am representing him and his wife Rupinder Kaur to assist them and their project team with the above listed planning applications. This proposal consists of a General Plan Map Amendment from low density to medium-low density and a minor subdivision in the form of a Vesting Tentative Parcel Map (VTPM) to divide the subject single-family lot of 44,721 square feet into three lots each meeting the RH/DR lot size criteria as verified by the slope analysis. We are also applying for a grading permit for the whole project to add the elements of concurrence and detail to better facilitate the CEQA Initial Study. The subject parcel (APN 058-272-120) was lawfully established in its present configuration by subdivision on May 10, 1916.

The property presently contains an aged main residence, decks, a small cottage, two planters, and a small water tank. Currently, the existing dwelling and cottage have non-conforming rear yard setbacks. Both the site and the immediate neighborhood would greatly benefit from removal of the present structures. The county will also benefit economically from a significant increase in property taxes derived from three custom homes and other features such as landscaping.

In addition, two concurrent external applications will be filed upon favorable consideration of the VTPM. The first is to procure three capacity available connections to Redwood City's public sewer system directly from the City with an out-of-district service approval by LAFCo or by Annexation to the Oak Knoll Sewer Maintenance District (OKSMD) through the County Department of Public Works and the Board of Supervisors. Again, sewer capacity is available, however, further consultations with Redwood City and County Public Works will determine the specific course of connection approvals. The existing residence is currently served by an old septic system and will be removed to comply with current day County public sewer requirements. The second external application is also with the City of Redwood City and LAFCo to procure two additional out of district water connections. Given that the site presently functions on its own septic system and a single water connection from Redwood City, the proposed minor subdivision will bring the property into compliance with General Plan Policy 8.30 to "Encourage the infilling of

urban areas where infrastructure and services are available”; and Policy 8.32 a. to “Encourage efficient and effective infrastructure (e.g.) water supply, wastewater, roads) necessary to serve the level of development allowable within urban areas”. Effectively, these two post-approval external applications will facilitate the delivery of improved services and facilities.

The site is presently zoned RH/DR, therefore, no zone change is needed. Further, the entire surrounding area which includes nearby land within the City of Redwood City is zoned RH which eliminates any “spot” zoning consideration. Parcels 1, 2, and 3 are respectively proposed to be 12,010, 19,023 (gross and 14,926 net of driveway), and 13,687 square feet. Under the County’s RH District regulations all lots must be a minimum of 12,000 square feet and are designed to easily meet all RH/DR development standards.

Prior to the filing of this application package, Mr. Goswamy consulted with the City of Redwood City’s staff regarding potential annexation and received a determination that annexation is not necessary to pursue entitlements from the County. Further, Mr. Goswamy consulted with former LAFCo Executive Director Martha Poyatos and current Executive Director Rob Bartoli on out-of-district sewer and water connections. Both agencies determined that these service approvals shall be undertaken after approval of the VTPM and prior to recordation of the Final Parcel Map.

In addition to standard County Application Forms the following technical documents and reports in support of the VTPM application are included in this filing package.

- A Planning and Building Department Slope Analysis.
- MacLeod and Associates VTPM with Preliminary Grading & Drainage Details.
- MacLeod and Associates VTPM with Erosion & Sediment Control Plan.
- MacLeod and Associates Footprint Analysis Context Map.
- MacLeod and Associates Footprint Site Analysis Map.
- MacLeod and Associates Non-Development Area Map.
- MacLeod and Associates Preliminary Subdivision Layout Map.
- MacLeod and Associates C.3 and C.6 Checklist and Calculations.
- MacLeod and Associates Site Distance Study.
- Silicon Valley Soils Engineering’s Geotechnical Investigation dated September 21, 2021. This report addresses site and area geology, seismicity, slope stability, liquefaction potential, site conditions, and provides conclusions and preliminary recommendations. The report concluded that the contemplated minor subdivision into three home sites is feasible. Prior to actual design of three homes, a more detailed field and laboratory analysis of on-site soils will be required. This analysis will assist the project’s civil engineer in preparation of a final grading plan in consultation with the architect and a structural engineer in design of a pier and grade beam foundation system.
- Mayne Tree Expert Company, Inc.’s Arborist’s Report dated February 8, 2022 prepared by Jeromey A. Ingalls. This report was undertaken in compliance with the International Society of Arboricultural and San Mateo County’s standards for assessing the health of

forty-seven trees of 6" in diameter or greater. These trees were surveyed and plotted by the project engineer Dan MacLeod. Thereafter, Mr. Ingalls' field verified and provided each a metal foil ID tag and assessed the tree's health. Because no home designs are included in the subject application package, Mr. Ingalls provided general remedial tree care and preservation recommendations. As specific home designs are developed, they will require field consultation with the arborist, county staff, and project contractors to establish tree protection zones and protocols for preservation and supervisory inspections.

- Fidelity National Title Company Preliminary Title Report dated January 7, 2022.
- Recorded Grant Deed, and a current 2022 and 2023 Secured Tax Bill.
- As previously mentioned, a CEQA Initial Study application checklist is included as required by the State of California involving the legislative act of amending the site's General Plan designation from low to medium-low density. It is essential to recognize that without the required General Plan density amendment this three-lot parcel map would fall under multiple CEQA Categorical Exemptions. Accordingly, we anticipate the Initial Study and Mitigated Negative Declaration will result in certification given the fact based absence of any significant impacts that could not in the worst case be mitigated.

While I have managed to procure the approval of two previous ELH General Plan amendments, I also cite a third clearly established precedent granted by the Board of Supervisors. That application was PLN2006-00128 for Ronald and Sally Edwards. My client's proposal would mirror the Edwards' approval in terms of policy application and approval rationale. That precedent addressed the following key considerations that apply to the subject property and application as follows:

Conformance with the General Plan – The present Low Density Residential land use map designation of 0.3 to 2.3 dwellings per acre do not allow this underutilized resource to be subdivided even though it will easily comply with its RH/DR zoning for a three-lot minor subdivision. However, a land use map amendment to the Medium-Low Density Residential designation of 2.4 to 6 dwellings per acre would facilitate such division on the low end of that range at 2.99+/- dwellings per acre. Edwards' approval at 3.6 dwelling units per acre exceeded this proposal. Therefore, there is consistency between the proposed General Plan Medium-Low Density Residential land use designation and the implementing RH zoning of the subject property. Based upon a review of the patch work quilt lot sizes within ELH and the immediate neighborhood, the proposed land use map amendment and minor subdivision into three lots would be entirely in keeping with current density, land uses, and character of the surrounding neighborhood.

In addition, this application will be in compliance with the following applicable Urban Land Use Policies for the ELH Area:

Policy 7.16 - Provides for revitalization of existing developed neighborhoods without creating urban sprawl. This proposed amendment will foster these goals by facilitating efficient use and renewal of the site. As indicated in my description of current use, the site presently accommodates one outdated single-family residence with detached decks, planters, a shed, and a small water tank. Approval will lead to their removal and replacement with three new custom homes and associated landscaping.

Policy 8.12 - a (2) - "Adopt the land use designations and amendments thereto, of the Emerald

Lake Hills Community Plan”.

Policy 8.12 - C (3) - “Amending the land use designations of existing area plans”.

Policy 8.13 - The requested medium low density land use designation complies with the five locational policy criteria for the ELH area. In addition, low density and medium-low density designated parcels are dispersed throughout the area. Further, incorporated nearby parcels within Redwood City are designated low density on the City’s land use plan that allows for up to seven dwelling units per acre under the City’s more generous RH zoning provisions.

Policy 8.14 - a - “Utilize as guidelines only, the designations and densities shown in Table 8.1P to achieve stated land use objectives within unincorporated Urban Communities, Urban Neighborhoods and Special Urban Areas”. The subject property is located within both (1) a designated unincorporated community, and (2) designated urban neighborhood.

Policy 8.14 - b - “Use the criteria in Table 8.1P, as guidelines only, to locate land use designations in urban unincorporated areas”.

8.15 - a - “Protect and enhance the character of existing single-family areas”. This proposal maintains the single-family land use of the neighborhood while revitalizing the underutilized site with three character enhancing modern custom homes.

Policy 8.30 – This policy calls for infilling, or in this case, refilling of an established urban area. Infrastructure and services are available and approval of the land use map amendment and minor subdivision will facilitate removal of the existing septic system and connection to the public sewer system without any cost to tax payers. This extension of available infrastructure is no longer affordable to local government. However, private capital will accomplish beneficial connections to the OKSMD’s sewer system, and revamping or undergrounding of water, electrical, gas, and cable systems. Any required improvement to the adjacent roadway will also be undertaken with private funds. These site enhancements benefit other properties within the immediate neighborhood. Approval of this project will substantially improve the quality of the local housing supply and its associated infrastructure without encroachment into undeveloped areas or increasing urban sprawl.

Policy 8.32 - a - “Encourage efficient and effective infrastructure (e.g., water supply, waste water, roads) necessary to serve the level of development allowable within urban areas”. This proposal fully complies with the stated General Plan policy.

Policy 8.36 - This density policy calls for the regulation of maximum allowable densities in zone districts to ensure that the intensity of development is consistent with land use designations. The ELH Land Use Plan has been in place since 1979 and was adopted with imprecise broad brush land use densities. In fact, the last three Environmental Services Agency Managers/Community Development Directors have openly acknowledged that the plan’s land use density designations were very broadly applied without regard to an individual property’s specific urban service capabilities, slope density considerations, or the established neighborhood development pattern. Density designations were based upon the broadest general criteria in connection with development of a public sewer system for the ELH plan area. Accordingly, over time there have been a substantial number of land use plan density amendments granted to balance a property’s access to services, facilities, and public infrastructure where there is minimal exposure to natural or manmade hazards. In the case of the subject property, the land use amendment to medium-low density would be in complete keeping and character with the immediate neighborhood and the larger ELH plan area. Further, the resulting subdivision into three lots and associated

construction of three custom built single-family homes can be accomplished in total compliance with the existing RH/DR district zoning regulations and applicable building codes.

Conformance with the ELH Community Plan - The proposed amendment and minor subdivision are in compliance with applicable policies of the ELH Community Plan. Future replacement of the old residential dwelling on the subject one lot property, subdivision into three lots, and construction of three new custom homes would result in the same overall site density at 2.99+/- dwelling units per acre in keeping with the existing neighborhood pattern and character. Further, this proposal complies with the land use and open space conservation objectives of the ELH Community Plan because it does not conflict with identified potential community park locations.

Conformance with Zoning Regulations – As indicated in previous paragraphs and as evidenced on the accompanying three lot parcel map, the size of the subject parcel of 44,721 square feet is more than adequate to comply with cross-slope and minimum lot size requirements of the RH zoning district to allow for subdivision into three lots.

In closing, please feel free to contact me if this letter or any component of the application package requires clarification or supplemental information. This comprehensive letter is intended to facilitate a clear understanding of the application by staff, the Planning Commission, and the Board of Supervisors as to the basis and facts of this request, its correlation with a precedent approval, and its consistency with the County's policy and zoning regulations. Accordingly, please include this letter with the staff reports to the Commission and Board.

Regards,



J. R. Rodine

CC: Paul Goswamy
Dan MacLeod
Sophie Mintier
Mike Schaller
Members of the Planning Commission/With Staff Report
Members of the Board of Supervisors/With Staff Report