

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

**DATE:** July 26, 2023

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Major Modification of a Design Review Permit, Non-Conforming Use Permit (NCUP), and Grading Permit, to allow construction of a 2,466 sq. ft. single-family residence and an attached 486 sq. ft. two-car garage, 410 sq. ft. pool, and 640 sq. ft. Accessory Dwelling Unit (ADU), involving 480 cubic yards (c.y.) of earthwork and removal of six (6) significant trees, on a non-conforming 8,232 sq. ft. parcel located at 570 Live Oak Lane in the unincorporated Emerald Lake Hills area of San Mateo County. The applicant seeks a NCUP for additional floor area and lot coverage, including 1) floor area of 35.9% where 30% is the maximum 2) 33.5% lot coverage where 25% is the maximum, and 3) to allow a 1-foot setback for a 640 sq. ft. an ADU on an undeveloped parcel. In conjunction with the consideration of the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303.

County File Number: PLN 2019-00400 (Herring)

**PROPOSAL**

The applicant proposes to construct a 2,873 sq. ft. single-family residence, attached 486 sq. ft. two-car garage, 410 sq. ft. pool, and 640 sq. ft. ADU on a non-conforming, 8,232 sq. ft. parcel. The project requires grading in the amount of 240 c.y. of cut and 240 c.y. of fill and removal of six (6) significant trees. This proposal is a modification to the 2020 approval of a 2,468 single-family residence with a 457 sq. ft. detached garage. There are no design modifications, however the initial proposal's size was undercounted, and additional changes involve modifications which require a Non-Conforming Use Permit.

The requested NCUP is necessary to allow a major revision to a previously approved project with previously undetected and newly proposed zoning non-conformities. Specifically, in addition to undetected overages, the applicant has proposed a 640 sq. ft. ADU underneath the proposed garage with a 1-foot front setback which requires a NCUP to be allowed in this location, and a pool that is partially above ground which creates additional lot coverage exceeding the limit. The subject parcel is substandard in

size and therefore an NCUP can be utilized to allow development which does not comply with zoning standards, subject to the required findings.

## **RECOMMENDATION**

That the Planning Commission approve the Design Review Permit, Grading Permit, and Non-Conforming Use Permit for County File Number PLN 2019-00400, based on and subject to the required findings and conditions of approval listed in Attachment A.

## **SUMMARY**

The proposed modifications do not involve exterior modifications to the previously approved design, which was found to be in compliance with the Design Review Standards as stipulated in Chapter 28, Section 6565.15, of the San Mateo County Zoning Regulations.

As described in Section A.2 of the staff report, the proposal requires relief from lot coverage and floor area requirements of the RH Zoning District and the front setback from the ADU regulations. To grant a NCUP, there are five findings required to be made. They are that the proposed development 1) is proportioned to the size of the parcel on which it is being built, 2) cannot conform by acquisition of adjacent land 3) is as nearly in conformance with the zoning regulations as is reasonably possible 4) is not detrimental to the public welfare or improvements in the neighborhood and, 5) if granted approval, will not be the result of a special privilege.

The subject parcel is 30% smaller than the minimum size parcel per zoning and the overage requests for lot coverage and floor area are approximately 30%. The excesses are largely due to the connecting roof, a unique architectural feature that is integral to the unique design of this home and does not negatively impact proportionality. The lot coverage from the pool is created by steep topography and is development that is typically not counted against development standards. The proposed location of the ADU does not create proportionality concerns to the resulting residence, which is proportional for the parcel.

The project conforms to the applicable components of the County's General Plan and Grading Regulations. The project is not injurious to the community as, the proposed design is compatible with the surrounding residences and the project has been reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer, and no concerns were raised by reviewing agencies such as the Building Inspection Section, Department of Public Works or Cal-Fire.

Numerous parcels in Emerald Lake Hills are substandard in size and have challenging topography. Therefore, exceptions requested are not granting any special privilege and would result in a residence consistent with other houses in the neighborhood.

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

**DATE:** July 26, 2023

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Major Modification of a Design Review Permit, Non-Conforming Use Permit (NCUP), and Grading Permit, pursuant to Sections 6565.3 and 6133.3 of the San Mateo County Zoning Regulations and Section 9283 of the County Ordinance Code, respectively, to allow construction of a 2,466 sq. ft. single-family residence and an attached 486 sq. ft. two-car garage, 410 sq. ft. pool, and 640 sq. ft. Accessory Dwelling Unit (ADU), involving 480 cubic yards (c.y.) of earthwork and removal of six (6) significant trees, on a non-conforming 8,232 sq. ft. parcel located at 570 Live Oak Lane in the unincorporated Emerald Lake Hills area of San Mateo County. The applicant seeks a NCUP for additional floor area and lot coverage, including 1) floor area of 35.9% where 30% is the maximum 2) 33.5% lot coverage where 25% is the maximum, and 3) to allow a 1-foot front setback where 20 feet is required for the 640 sq. ft. ADU on an undeveloped parcel. In conjunction with the consideration of the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303.

County File Number: PLN 2019-00400 (Herring)

**PROPOSAL**

The applicant proposes to construct a 2,873 sq. ft. single-family residence, attached 486 sq. ft. two-car garage, 410 sq. ft. pool, and 640 sq. ft. ADU on a non-conforming, 8,232 sq. ft. parcel. The project requires grading in the amount of 240 c.y. of cut and 240 c.y. of fill and removal of six (6) significant trees. This proposal is a modification to the 2022 approval of a 2,468 single-family residence with a 457 sq. ft. detached garage.

The requested NCUP is necessary to allow a major revision to a previously approved project with previously undetected and newly proposed zoning non-conformities. Specifically, in addition to the undetected overages, the applicant has proposed a 640 sq. ft. ADU underneath the proposed garage with a 1-foot front setback which requires a NCUP to be allowed in this location, and a pool that is partially above ground which creates additional lot coverage exceeding the limit. The subject parcel is substandard in size and therefore an NCUP can be utilized to allow development which does not comply with zoning standards, subject to the required findings.

## **RECOMMENDATION**

That the Planning Commission approve the Design Review Permit, Grading Permit, and Non-Conforming Use Permit for County File Number PLN 2019-00400, based on and subject to the required findings and conditions of approval listed in Attachment A.

## **BACKGROUND**

Report Prepared By: Erica Adams, Project Planner

Applicant: Fred Herring

Owners: Philippe Branchu and Francoise Monet

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo Times) of general public circulation.

Location: 570 Live Oak Lane, Emerald Lake Hills

APN and Size: 057-163-090; 8,232 sq. ft.

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

General Plan Designation: Residential/Medium Low Density Residential

Sphere-of-Influence: City of Redwood City

Existing Land Use: Single-Family Residential

Water Supply: City of Redwood City Municipal Water Department

Sewage Disposal: Emerald Lakes Sewer District

Flood Zone: Zone X, Panel Number 06081C0285E, Effective Date: October 16, 2012

Environmental Evaluation: The project is categorically exempt from CEQA per CEQA Guidelines Section 15303(a) (Class 3), which includes the construction and location of limited numbers of new, small structures on a legal parcel. One single-family residence may be constructed or converted under this exemption.

Setting: The subject parcel is located in the residential community of Emerald Lake Hills. The parcel and surrounding parcels are developed with single-family residences.

Chronology:

<u>Date</u>	<u>Action</u>
August 31, 2022	Project decision letter is sent based on a recommendation for approval by the Emerald Lake Hills Design Review Officer on July 7, 2020 and subsequent completion of geotechnical review based on building plans submitted on March 21, 2022 that did not include an Accessory Dwelling Unit.
September 9, 2022	Revised plans submitted including an ADU; during Planning staff review for building permit, Planning staff determines that the project exceeds floor area and lot coverage limits
May 10, 2023	NCUP application and accompanying plans submitted
June 8, 2023	Revised plans are submitted to include the pool
July 26, 2023	Planning Commission hearing

**DISCUSSION**

A. **KEY ISSUES**

1. **Conformance with the General Plan**

The General Plan Visual Quality Policy 4.4 requires urban development to “promote aesthetically pleasing development.” The General Plan then calls for the establishment of guidelines for communities to achieve these goals. The establishment of the Design Review (DR) Zoning District, Section 6565 of the San Mateo County Zoning Regulations, is the mechanism that fulfills this directive. A project that complies with the Emerald Lake Hills Design Standards (Section 6565.15 of the San Mateo County Zoning Regulations) therefore conforms to the General Plan Policies 4.14 (*Appearance of New Development*) and 4.35 (*Urban Area Design Concept*). These policies require structures to promote and enhance good design, as well as improve the appearance and visual character of development in the area by managing the location and appearance of the structure. The project has been reviewed by the Emerald Lake Hills Design Review Officer and has been found to be in compliance with the Design Review Standards for Emerald Lake Hills. A detailed discussion is provided in Section A.3 of this report.

2. Conformance with the Zoning Regulations

A summary of project conformance with the requirements of the Residential Hillside (RH) Zoning District is provided in the table below:

Development Standard	Zoning Requirement	Approved version	Proposed Major modification	Compliance
Minimum Building Site Area	75,000 sq. ft. for slope of 45%	8,232 sq. ft.	No change	Legal non-conforming
Minimum Building Site Width	50 ft.	74 ft	No change	Conforming
Minimum Setbacks · Front	20 ft. 0 ft. allowed for garage with 14% slope in the front half of the parcel	20 ft. -Main house. 1 ft. -Garage	20 ft Main house 1 ft. Garage 1 ft. for ADU *	No. Use Permit required for new ADU construction
· Rear	20 ft.	20 ft.	20 ft. for house	Conforming
· Sides	Combined total of 20 feet with a minimum of 7.5 ft. on each side	12.5 ft. - Left side 7.5 ft. - Right side Combined 20 ft.	12.5 ft. - Left side 7.5 ft. - Right side* Combined 20 ft. No change to combined total	Yes
Maximum Lot Coverage	25% or 2,058 sq. ft.	2,203 sq. ft.*	33.5 % or 2,761 sq. ft.*	No. Use Permit required
Maximum Building Floor Area	30% or 2,469 sq. ft.,	2,923 sq. ft.*	35.9% or 2,952 sq. ft. (Excludes 640 sq. ft. ADU)	No. Use Permit required
Maximum Building Height	28 ft.	25.5 ft.	25.5 ft.	Yes
Minimum Parking	Main house:	Main house:	Main house:	Yes

Development Standard	Zoning Requirement	Approved version	Proposed Major modification	Compliance
	2 covered spaces and 2 uncovered guest spaces ADU: 1 uncovered space	2 covered spaces and 2 uncovered guest spaces	2 covered spaces with proposed two-car garage and 2 uncovered guest spaces  ADU: 1 uncovered space	
ADU			Per State law, ADUs are not allowed in front setback unless no other configuration is feasible.	No. Use Permit required due to parcel being undeveloped
* Proposed non-conformity is addressed by the NCUP application.				

The proposed development requires a Non-Conforming Use Permit. The house and garage currently proposed were previously approved in 2022 but Planning staff's review of plans submitted for a building permit uncovered previously uncounted floor area and lot coverage which exceed what is allowed by zoning. Specifically, space beneath a large waterproof roof that connects the garage to the main house qualifies as floor area and lot coverage. In addition, the applicants submitted revised building plans which added the ADU in the front setback and a pool which is partially above ground, which further added to the lot coverage.

The subject parcel is substandard in size and therefore an NCUP can be utilized to allow development which does not comply with zoning standards, as long as the required findings can be met. The requested NCUP is necessary to allow a major revision to a previously approved project with previously undetected and newly proposed zoning non-conformities.

Project conformance with NCUP findings is discussed in further detail in Section A.4 of this report.

3. Conformance with the Design Review Regulations

At the July 7, 2020, Emerald Lake Hills Design Review Officer virtual hearing, the Design Review Officer (DRO) reviewed the project. The meeting was attended by three members of the public. Concerns expressed by the members of the public focused on construction activity, concerns about grading and water run-off. The DRO clarified that design review is limited to project compliance with design standards and that the project is subject to standard construction practices and run-off prevention measures.

At the hearing, the DRO stated that the project complies with applicable design standards for Emerald Lake Hills, including Section 6565.15.A (Site Planning) with respect to topography, privacy, and tree removal. Specifically, tree removal is minimized to the extent feasible as four (4) of the six (6) significant trees to be removed are non-native and within the footprint of the proposed structure; the two (2) native trees will be replaced with native trees; and remaining trees will be protected by implementation of a tree protection plan, which is required at the building permit application stage. The DRO stated that the building shape conforms with the requirement to minimize changes to the natural topography in Section 6565.15.D (Building Shape and Bulk) and the proposed materials are consistent with Section 6565.15.G (Colors and Materials). The DRO recommended the design for approval.

The recent modifications made to the proposal do not affect the design of the project. There are no significant exterior changes to the structure. A new hearing before the Emerald Lake Hills Design Review Officer was therefore not required, the proposal is recommended for approval based on the prior analysis.

4. Conformance with the Use Permit Regulations

The subject parcel is 8,232 sq. ft. and has a 45% cross slope. The 8,232 sq. ft. parcel is non-conforming in size, not meeting the minimum 12,000 sq. ft. parcel size for the Residential Hillside Zoning District, and also not satisfying the 75,000 sq. ft. minimum parcel size for a parcel that has an average 45% slope. Section 6133.3b(1)(b) of the Zoning Regulations allows development on a legal, non-conforming parcel which does not meet current zoning standards with the approval of a Non-Conforming Use Permit. Specifically, this proposal requires an NCUP to address lot coverage, floor area, and front setback for the Accessory Dwelling Unit.

The following is a discussion of the project conformance with the required findings, per Sections 6133.3b(3) and 6503 of the Zoning Regulations, for the Planning Commission to grant the Non-Conforming Use Permit. Each section addresses the residence/garage, pool, and Accessory Dwelling Unit.



- a. The proposed development is proportioned to the size of the parcel on which it is being built.

The 8,232 sq. ft. subject parcel is approximately 30% smaller than the minimum parcel size for the zoning district, which is 12,000 square feet. Although the lot coverage and floor area requests are approximately 30% more than allowed by zoning, the excesses are largely due to the connecting roof design element, not the size of the residence development, which demonstrates proportionality.

The footprint of the proposed residence and garage (the two structures without the roof connector) comply with the RH zoning lot coverage (approx. 1,960 sq. ft). The floor area of the residence and garage exceeds allowed floor area by 245 sq. ft. and are proportional to the size of the parcel.

The roof connecting the garage to the house, creates an additional 241 sq. ft. of noncompliant floor area and 143 sq. ft. lot coverage. Even though the roof adds to the total lot coverage and floor area, it is a unique architectural feature that is integral to the unique design of this home, and it does not negatively impact proportionality. A use permit for the 486 sq. ft. of floor area and 143 sq. ft. of lot coverage, especially for an architectural feature, is consistent with allowing the development to be proportioned to the size of the parcel.

The proposed pool creates an additional 558 sq. ft. of lot coverage, due to the slope of the parcel. The lot coverage from the pool is created by topography and is development that is typically not counted as lot coverage when the pool is less than 18 inches above grade. Therefore, when considering the steep cross slope of the parcel, the pool request is consistent with that of other parcels of similar size.

The size of the 640 sq. ft. ADU is proportionate to the size of the parcel. It is also less than the 800 sq. ft. minimum ADU allowed by State law, and the ADU will be placed beneath the proposed garage and walkway, which creates no additional lot coverage. Only the placement of the ADU within the front yard setback, approximately 1-foot from the front property line, on an undeveloped parcel, requires relief from zoning regulations, and proportionality is not impacted.

- b. All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible

There is just one parcel contiguous to the subject parcel. That parcel is vacant, substandard in size (approximately 7,000 sq. ft.), and has a

15-foot pole for access to the public right of way. Conformity with zoning requirements could only be achieved with the addition of at least 2,900 sq. ft of land from the contiguous parcel. This amount of land would render that parcel nearly undevelopable.

The applicant contacted the adjacent property owners to express interest in purchasing land. The neighbor indicated there was no interest in selling any land.

- c. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

The lot coverage and floor area requested are related to three aspects of the project: the house/garage, the roof over the walkway connecting the garage to the house, and the proposed pool. The ADU is exempt from lot coverage and floor area limits under State law.

The subject parcel is substandard in size and has constraints of a 20-foot front yard setback along the 140-foot street frontage bulb on Live Oak Lane, where 50 feet of frontage is typical. This additional setback area reduces the buildable area to approximately 3,000 sq. ft. In addition, the parcel has steep topography and a creek on the south side, all of which limit where development can occur.

The slope of the parcel constrains garage placement to the front of the parcel. The footprint for the residence meets the 20-foot setback and 20-foot rear setback. Due to the curve of the frontage of the parcel, there is approximately a 31-foot separation between the garage and the house. It is reasonable to have a covered walkway for that distance if possible. However, based on zoning definitions, the unenclosed, covered areas, created by the roof are calculated in floor area totals. The proposed roof style creates an additional 241 sq. ft. of both lot coverage and floor area. Removal of the connecting roof substantially changes the design of the project, would be inconsistent with the Design Review Permit approval, and is not desired by the applicant.

The proposed development conforms with height and rear and side setbacks. The requested living area is substantially in conformance with floor area regulations considering that covered parking requirements account for a higher percentage of available FAR on smaller parcels. The ADU does not contribute to lot coverage.

The request for additional lot coverage to allow a pool is driven by steep slope of the parcel. The proposed pool is relatively small, just

410 sq. ft., but due to the slope of the property it is counted as an above grade structure and contributes to the parcel's lot coverage. The applicant recognizes that the lot coverage creates more non-conformity, however it is a feature that is desired for the family and can only be allowed with a Non-Conforming Use Permit. As previously mentioned, the cross slope of the parcel is a significant factor in the creation of this non-compliance with lot coverage limits.

Many ADUs are provided above garages or within converted garages. The proposed garage is allowed at the property line due to the slope of the parcel, and by placing the ADU beneath the garage, no new lot coverage is created, the unit will have better separation from the main residence, and the impact on surrounding properties is less than placing an additional structure in the side or rear yard. Recent changes to State law allow ADU encroachment in the front setback without a use permit, but only where no other configuration is feasible. Because the parcel is undeveloped, alternative site designs that retain the front setback could be feasible, and therefore the NCUP is necessary to allow the ADU in the front setback in this instance.

- d. The establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood.

The proposed design is compatible with the surrounding residences and with the Emerald Lake Hills community due to project adherence to Emerald Lake Hills Design Review Standards and has been recommended for approval by the Design Review Officer. The proposed residential development is comparable in size to other residences in the areas. Additionally, the project has been reviewed by County Fire and the Department of Public Works and preliminarily approved and conditions of approval have been included in Attachment A. The project is not located in the Coastal Zone and would not impact coastal resources. Based on the foregoing, staff has determined that this proposal would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

- e. Use permit approval does not constitute a granting of special privileges.

Section 6133 allows for development of non-conforming structures on non-conforming parcels with the granting of a Non-Conforming Use Permit. The County has granted NCUPs allowing exceptions to floor area, lot coverage, setbacks and height to allow residential construction on constrained parcels. Many parcels in Emerald Lake Hills are substandard in size and have challenging topography, and similarly have received NCUPs to facilitate development. Therefore, this request is similar and consistent with such prior approvals and would not constitute a granting of special privileges.

5. Conformance with County Grading Regulations

The proposed project requires approximately 198 c.y. of cut and 198 c.y. of fill to accommodate the proposed residence and pool. Planning and Geotechnical staff have reviewed the proposal and submitted reports and determined that the project conforms to the criteria for review contained in the Regulations for Excavating, Grading, Filling and Clearing on Lands in Unincorporated San Mateo County (referred to in this report as “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.

The project will have a less-than-significant impact on the environment with the implementation of standard conditions of approval which will require excavated earth to be off-hauled and deposited to an approved disposal location, require application of erosion control measures prior to and during project grading and construction, place limitations on grading during the wet season, and require the Project Engineer to submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Regulations.

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

The project, as conditioned, conforms to the criteria for review contained in the Grading Regulations, including an adequate 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

The project is categorically exempt from CEQA per CEQA Guidelines Section 15303(a) (Class 3), which includes the construction and location of limited numbers of new, small structures on a legal parcel. One single-family residence may be constructed or converted under this exemption.

C. REVIEWING AGENCIES

Building Inspection Section  
Building Drainage Section  
Department of Public Works  
County Fire  
Local Agency Formation Commission (LAFCo)  
County Arborist

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Assessor's Parcel Map and Vicinity Map
- C. Project Survey and Plans
- D. Decision letter dated August 31, 2022
- E. Use Permit Supporting Statements
- F. Correspondence

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2019-00400

Hearing Date: July 26, 2023

Prepared By: Erica Adams, Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. The project is categorically exempt from CEQA per CEQA Guidelines Section 15303(a) (Class 3), which includes the construction and location of limited numbers of new, small structures on a legal parcel. One single-family residence may be constructed or converted under this exemption.

For the Design Review, Find:

2. This project, as designed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28, Section 6565.15, of the San Mateo County Zoning Regulations. The original proposal was reviewed and recommended for approval by the Emerald Lake Hills DRO on July 7, 2020; modifications to the original proposal were minor from a design perspective.
3. After consideration of project plans and public testimony, the DRO found that the proposed house design, as proposed and conditioned, is in compliance with the Design Review Standards because the project: (a) incorporates materials which comply with the Design Review Standards, (b) has a building shape minimizes bulk by varying building height and use of a variety of geometric shape planes (c) facades are proportioned and patterned, and (d) respects privacy of neighboring houses.

For the Non-Conforming Use Permit, find:

4. That the project complies with the required findings for a Non-Conforming Use Permit per Section 6133.3b(3) in that:

- a. The proposed development is proportioned to the size of the parcel on which it is being built,

The development is proportioned in size, the lot is 30% smaller than the minimum size per zoning, but the lot coverage and floor area request, approximately 30% more than allowed by zoning for this size parcel, is created by a design element, not the residence itself. The proposed location of the ADU does not create proportionality concerns, as the resulting residence is proportional for the parcel.

- b. All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.

No opportunities to acquire land are available, as the adjacent parcel is also substandard in size and the owner has indicated it is not for sale.

- c. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

The proposed development conforms with height and setbacks. The requested living area is substantially in conformance with floor area regulations considering that covered parking requirements account for a higher percentage of available FAR on smaller parcels. The subject parcel is substandard in size and has constraints created by street frontage and slope which create a 31-foot separation between the garage and house, and a covered walkway is a reasonable request. The ADU complies in size and does not contribute to lot coverage.

- d. The establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood.

The proposed design is compatible with the surrounding residences and the project has been reviewed and recommended for approval by the Emerald Lake Hills Design Review Officer, and no concerns were raised by reviewing agencies such as the Building Section, Department of Public Works or County Fire.

- e. Use permit approval does not constitute a granting of special privileges.

Non-Conforming Use Permits are often utilized by property owners to construct non-conforming structures on non-conforming parcels. Numerous parcels in Emerald Lake Hills are substandard in size and have challenging topography. Therefore, exceptions requested do not constitute special privileges and would result in a residence consistent with other houses in the neighborhood.

For the Grading Permit, find

- 5. 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.
- 6. The project, as it will be conditioned, conforms to the criteria for review contained in the Grading Regulations, including an adequate 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. The project shall be constructed in compliance with the plans approved by Planning Commission on July 26, 2023. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are in substantial compliance with the approved plans, prior to being incorporated into the building plans. Adjustments to the design of the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building permit stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new Emerald Lake Hills Design Review public hearing which requires payment of an additional fee of \$1,500.
- 2. The design review, grading permit, and non-conforming use permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. The design review, grading and Non-Conforming Use Permit approval may be extended by one (1)



year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. Six (6) significant trees, of which two are native, are approved for removal. Trees designated to remain shall be protected from damage during construction. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
4. The applicant shall plant a minimum of six (6) 15-gallon replacement trees, four (4) of which shall be Oaks, prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit approval by the Current Planning Section.
5. At the time of building permit application, if applicable, the applicant shall submit a tree protection plan for any work within tree driplines or adjacent to off-site trees, including the following:
  - a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
  - b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
  - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
  - d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.
  - e. 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.
6. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to final Planning approval of the building permit.

7. Prior to the Current Planning Section approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
8. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
9. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
10. The applicant shall adhere to all requirements of the San Mateo County Building Inspection Section, the Department of Public Works, and the County Fire Department.
11. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
12. 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 Live Oak Lane. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Live Oak Lane. There shall be no storage of construction vehicles in the public right-of-way.
13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
  14. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
  15. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines" including, but not limited to, the following:
    - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
    - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
    - c. Perform clearing and earth-moving activities only during dry weather.
    - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
    - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
    - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
    - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
    - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

#### Landscaping

- 16. No landscaping was proposed at the time of planning permit review. At the time of building permit application, the applicant shall submit landscape plans consistent with the Design Review standards, subject to review and approval of the Community Development Director. All landscaping shall be installed consistent with the approved plans prior to Planning's final approval of the building permit.
- 17. The project is subject to compliance to the Water Efficient Landscape Ordinance (WELO): <http://planning.smcgov.org/documents/water-efficient-landscape-ordinance-welo>.

#### Grading

- 18. 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).

19. 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.).
20. 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. Along with the “hard card” application, the applicant shall submit a letter to the Current Planning Section, at least two weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation, and haul route. If the schedule of grading operations calls for the grading to be completed in one dry season, then the winterization plan shall be considered a contingent plan to be implemented if work falls behind schedule.
21. 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.
22. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees and a grading permit. Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please send photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Project Planner.

23. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) the 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.

#### Building Inspection Section

24. A building permit is required.
25. The project is located in a Very High Fire Hazard Severity Zone and shall be designed and constructed accordingly.

#### Drainage Section

26. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Drainage Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Drainage Section for review and approval.
27. Revise the drainage calculations and drainage plan to address the following comments.
28. For projects that replace greater than 50% of existing impervious area, pre-development condition is considered an empty lot, not the pre-project condition. Please revise drainage calculations to demonstrate that post-development flows are less than or equal to pre-development flows.
29. Check for errors in the storm runoff calculations. (e.g., 198-127 is not 22 cubic feet; the detention basin porosity factor should be 0.3, not 0.7 in the "net volume per basin" calculation)
30. Use a minimum volume safety factor of 1.5.

31. Lower detention basin appears to be in flow line of seasonal stream. Infiltration basins cannot overlap with seasonal high groundwater.
32. Confirm detention basins will not negatively impact trees to be preserved.
33. Plans submitted with the building permit submittal shall show elevations for the driveway and indicate whether it is supported by a bridge or by fill. Building plans must also show any required retaining walls (including those for terraces) and associated subdrains on the grading and drainage plans.
34. A Drainage Report prepared and stamped by a Registered Civil Engineer demonstrating that the project complies with the County's current drainage policy restricting additional stormwater flows from development projects is required at the time of building permit submittal.
35. A final Grading and Drainage Plan prepared and stamped by a Registered Civil Engineer is required at the time of building permit submittal.
36. An updated C3/C6 Checklist (please provide electronically) is required at the time of building permit submittal.

#### Local Agency Formation Commission

37. An application for an Outside Service Agreement shall be submitted to and approved by the City of Redwood City and San Mateo County LAFCo prior to the issuance of a building permit on the parcel. The connection to the City of Redwood City water utility shall not occur prior to this Outside Service Agreement approval. The property owner or the applicant may contact LAFCo for additional information about the Outside Service Agreement process.
38. The applicant shall work directly with the County to annex the parcel into the Emerald Lake Sewer District, a County governed district, for sewer service.

#### County Fire Department

39. Fire Department access shall be within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all-weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an

engineer as to the material thickness, compaction, all weather capability, and weight it will support.

40. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
41. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours' notice to the Fire Department at 650/573-3846. A fire flow of 500 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
42. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours' notice to the Fire Department at 650/573-3846.
43. A fire flow of 500 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
44. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrestor of a mesh with an opening no larger than 1/2 inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuel break/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove the dead or dying portion of any tree which extends over the roof line of any structure.



45. All roof assemblies in Very High Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
46. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
47. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
48. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
49. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or CBC Chapter 7A requirements.

#### Department of Public Works

50. Prior to the issuance of the building permit or planning permit (if applicable), 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.
51. 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.
52. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

## Geotechnical Section

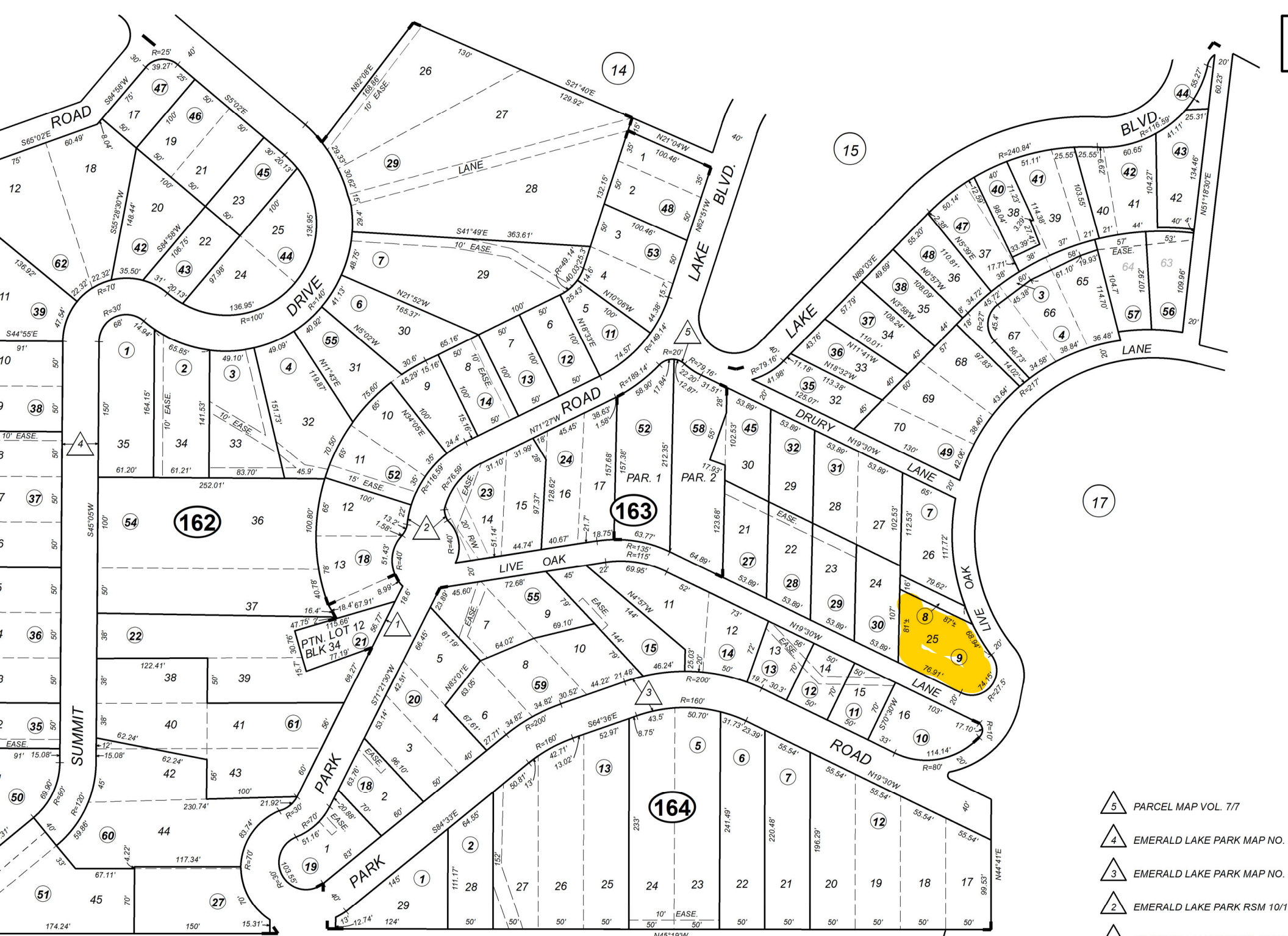
53. The Project Engineering Geologist should provide a site map plotting the limits of undocumented fill at the site.
54. The Project Engineering Geologist should provide sections through the proposed improvements indicating the depth of undocumented fill, colluvium, and bedrock across the building area. The County recommends sections include additional annotations indicating the depth of proposed cuts and the layout of proposed retaining walls. Section alignments should consider existing improvements on neighboring properties and existing roadway improvements.
55. The Project Geotechnical Consultant should clarify appropriate passive pressures for the recommended pier and grade beam foundation type.
56. The Project Geotechnical Consultant should discuss temporary cut-slope excavation stability, and the anticipated depth of cuts necessary for the subject project. The consultant should discuss whether shoring or other measures (e.g., monitoring or a preconstruction survey, etc.) should be anticipated for excavations in proximity to property lines or existing improvements.
57. The Project Geotechnical Consultant should clarify whether on site soils (logged and tested as CH) are appropriate for use as engineered fill.
58. The Project Geotechnical Consultant should also clarify whether proposed foundations need to account for uplift pressures from expansive site soils.
59. The Project Geotechnical Consultant should consider the benefits of additional non-expansive subgrade for site flatwork and slabs-on-grade given the identified expansive soils.

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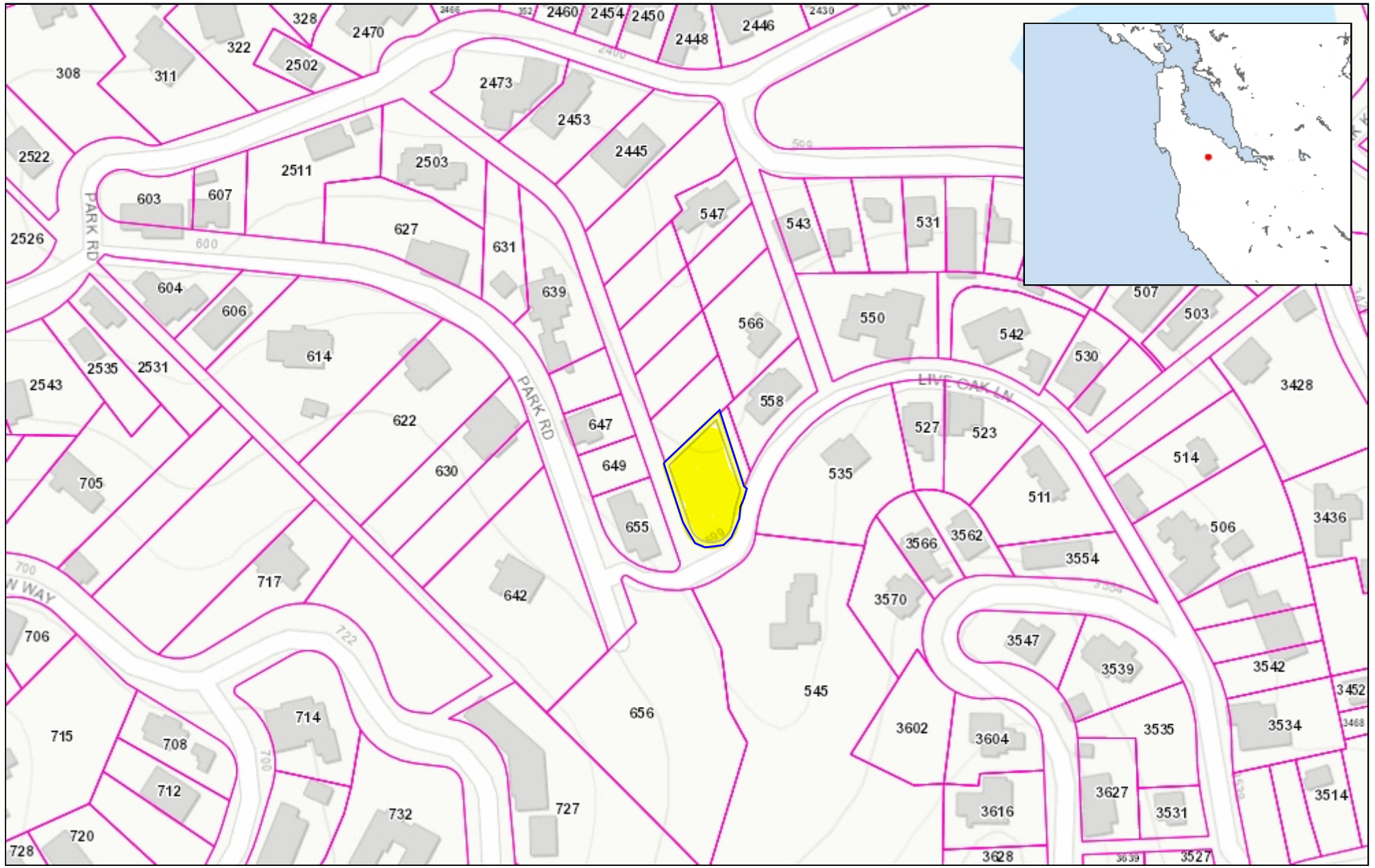


**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT B**




- 5 PARCEL MAP VOL. 7/7
- 4 EMERALD LAKE PARK MAP NO.
- 3 EMERALD LAKE PARK MAP NO.
- 2 EMERALD LAKE PARK RSM 10/1
- 1 OAK KNOLL MANOR PTN. OF RS



0.07 0 0.04 0.07 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:2,257 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



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

# **ATTACHMENT C**



VICINITY MAP N.T.S.

**San Mateo County Environmental Services Agency**  
**Planning and Building Division**  
 455 County Center, 2nd Floor Redwood City, CA 94063  
 Mail Drop PLN 122 • Phone: 650-363-4161 Fax: 650-363-4849

**Application for a Use Permit**

**Companion Page**

Applicant's Name: **FRED HERRING**  
 Primary Permit #: **PLN2019-00400**  
 BLD2022-00389

**1. Instructions**

Please fill out the general Planning Permit Application Form and this form when applying for a Use Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

**2. Project Information**

This application is for:  Initial Use Permit  
 Renewal or Administrative Review of Existing Use Permit  Amendment to an Existing Use Permit  
 Original Permit #: \_\_\_\_\_

If an initial permit, please describe specifics of proposed operation (i.e. hours of business, number of employees, activities, etc.). If an amendment to an existing permit, please describe the specific proposed changes in the operation.

**THIS APPLICATION PROPOSES THE ADDITION OF AN ADU WITHIN THE VOLUME OF THE DWELLING + GARAGE AS PROPOSED ON EARLIER APPROVED D.R. PERMIT DRAWINGS. THIS APPLICATION REQUESTS AN INCREASE IN BOTH FLOOR AREA AND LOT COVERAGE FROM PREVIOUSLY APPROVED TOTALS. INCREASES IN FLOOR AREA AND LOT COVERAGE ARE DRIVEN BY THE ADDITION OF ADU ACCESS STAIRS + EXPANDED ROOF OVERHANGS AND THE PROVISION OF A POOL.**

**3. Required Finding**

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required finding:

ARE WITHIN THE LIMITS OF PREVIOUSLY PROPOSED CONSTRUCTION. THE ADU IS BENEATH THE EARLIER PROPOSED GARAGE. THE POOL REPLACES A TERRACE CONTAINED WITHIN GARDEN WALLS SHOWN ON PREVIOUS SUBMITTALS. ADDITIONAL FLOOR AREA IS WITHIN THE PERIMETER OF FOUNDATIONS DEPICTED ON EARLIER SUBMITTALS.

That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Write a brief statement in which you present evidence to support the required finding.

**IMPROVEMENTS PROPOSED BY THIS USE APPLICATION DO NOT SIGNIFICANTLY ALTER THE CHARACTER OF THE PROJECT APPROVED DURING THE DR PERMIT PROCESS. ALL PROPOSED IMPROVEMENTS**

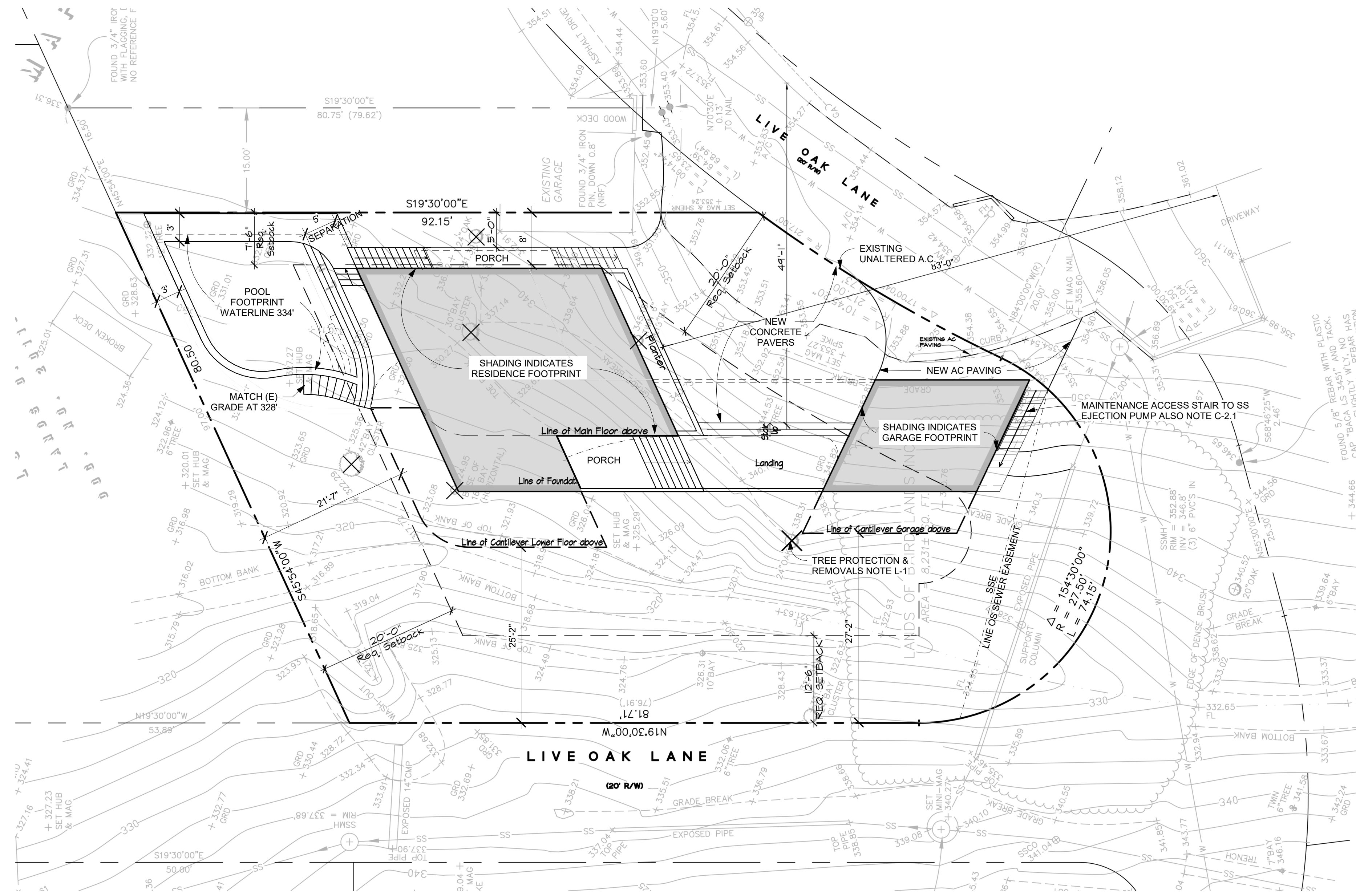
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**PROJECT PARTICIPANTS**

- DESIGNER:** HERRING & WORLEY, INC.  
 1658 EL CAMINO REAL  
 SAN CARLOS, CA 94070  
 (650)591-1441  
 fh1741@sbglobal.net
- GEOTECHNICAL ENGINEER:** DAVID JONES, S.E.  
 145 CORTE MADERA TOWN CENTER, #112  
 CORTE MADERA, CA 94425  
 415/486-4294  
 dmjh2019@gmail.com
- ENGINEERING GEOLOGIST:** SIGMA PRIME GEOSCIENCES, INC.  
 CHARLES KISSICK  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 650/720-3540
- STRUCTURAL CONSULTANT:** DAVID JONES, P.E.  
 145 CORTE MADERA TOWN CENTER, #112  
 CORTE MADERA, CA 94425  
 415/486-4294  
 dmjh2019@gmail.com
- ENERGY CONSULTANTS:** BUILDERS' ENERGY SERVICES  
 460 W. EDMUNDSON AVENUE  
 MORGAN HILL, CA 94037  
 844/437-7824  
 darrel@builders\_energy.net
- SURVEYOR:** B4H SURVEYING, INC.  
 901 WALTERMIRE STREET  
 BELMONT, CA 94002  
 650/637-1840  
 rc\_hutton@hotmail.com

**INDEX TO DRAWINGS**

- A-1.0 PROJECT DATA, INDEX TO DRAWINGS, SITE PLAN, VICINITY MAP LISTING OF PROJECT PARTICIPANTS
- A-1.1 DETAIL SITE PLAN
- A1-2 FIRE AND EMERGENCY VEHICLE ACCESS PLAN, CAL-FIRE W/ AMMR APPLICATION AS APPROVED BY CAL-FIRE
- A-2.0 MAIN FLOOR PLAN, GARAGE PLAN, NOTES
- A-2.1 LOWER FLOOR PLAN, ADU FLOOR PLAN, NOTES
- A-2.3 HORIZONTAL CONTROL PLAN
- A-2.4 VERTICAL CONTROL PLAN, SCHEMATIC BUILDING SECTIONS
- A-2.5 COLOR AND MATERIAL SPECIFICATIONS
- A-2.6 POOL PLAN, SECTIONS
- A-2.7 POOL DETAILS
- A-3.0 ROOF PLAN, NOTES, P.V. PANEL LAYOUT
- A-4.0 EXTERIOR ELEVATIONS, WINDOW & EXTERIOR DOOR SCHEDULE, INTERIOR DOOR SCHEDULE
- A-4.1 EXTERIOR ELEVATIONS
- L-1 TREE PLAN, ARBORIST'S REPORT
- L-2 TREE PROTECTION PLAN, ARBORIST'S, TREE PROTECTION RECOMMENDATIONS, PLANTING PLAN, PLANT LIST, WELO DOCUMENTS
- C-1 SITE SURVEY
- C-2 EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN
- C-2.1 UTILITY PLAN
- C-3 GRADING AND DRAINAGE PLAN, NOTES, CALCULATIONS, DETAIL
- C-4 C-3 AND C-6 FORMS DETERMINATION OF NET INCREASE IN ON-SITE IMPERMEABLE SURFACES



**SITE PLAN**  
 ALSO NOTE DETAIL SITE PLAN ON A-1.1  
 SCALE: 1/8" = 1'-0"

**PROJECT DATA:**

PROPERTY: LIVE OAK LANE  
 EMERALD HILLS, CA 94062  
 A.P.N. 057-163-090

**PRIOR PROJECT PERMITS:**  
 THIS PROJECT WAS THE SUBJECT OF APPROVED DESIGN REVIEW APPLICATION PLN2019-00400 THAT APPROVED PERMIT DID NOT INCLUDE EITHER THE NEW PROPOSED ADU OR THE POOL.

**SEPARATE PERMIT NOTE:**  
 BOTH THE POOL AND THE FIRE SPRINKLER SYSTEM WILL BE THE SUBJECT OF SEPARATE PERMIT APPLICATIONS FILED BY APPROPRIATELY LICENCED SPECIALTY CONTRACTORS.

FLOOR AREAS:		
MAIN FLOOR	843 SF	
LOWER FLOOR	1,406 SF	
	2,249 SF SUBTOTAL PROPOSED LIVING SPACE	
<b>GARAGE</b>	<b>486 SF</b>	
	2,735 SF TOTAL ENCLOSED SPACE	
	241 SF EXTERIOR AREAS BENEATH ROOF OVERHANGS WHICH EXCEEDS 4FT	
	<b>2,976 SF TOTAL (36% OF LOT AREA)</b>	
<b>ADU</b>	<b>640 SF</b>	UNCOUNTED AS FLOOR AREA

**LOT COVERAGE:**

BUILDING FOOTPRINTS + BUILDING AND ROOF OVERHANGS + DECKS, STAIRS, PORCHES AND POOL WHERE THOSE IMPROVEMENTS ARE 18" OR MORE ABOVE EXISTING GRADE	2,769 SF TOTAL (33% OF LOT AREA)

**NOTE:** PROPOSED ADU DOES NOT INCREASE PROPOSED COVERAGE.

SETBACKS:	GARAGE SETBACK	RESIDENCE SETBACK
	REQUIRED	REQUIRED
	PROPOSED	PROPOSED
FRONT (EAST)	0'-0"	1'-6"
SIDE (SOUTH)	0'-0"	20'-0"
REAR (WEST)	12'-6"	27'-0"
SIDE (NORTH)	N/A	N/A

BUILDING HEIGHT/ (REQUIRED VERIFICATION)	RESIDENCE MAX HEIGHT
	26'-8"
	GARAGE SLAB ELEVATION
	353'-8"
	LOWER FLOOR ELEVATION
	337'-0"
	ROOF HIGHPOINT ELEVATION
	364'-8"

**OCCUPANCY:** U/R-3  
**BUILDING TYPE:** V B

**FIRE PROTECTION:** STRUCTURE TO BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM COMPLIANT WITH NFPA 13D. NOTE: CAL FIRE APPROVAL FOR ALTERNATE MATERIALS & METHODS APPLICATION APPEARS ON PLAN SHEET A-1.2 THIS PROJECT IS REQUIRED TO COMPLY WITH WUI R337 STANDARDS.

**APPLICABLE CODES:**

- 2019 California Residential Code, (2019 CRC)
- 2019 California Building Code, (2019 CBC)
- 2019 California Fire Code, (2019 CFC)
- 2019 California Mechanical Code, (2019 CMC)
- 2019 California Plumbing Code, (2019 CPC)
- 2019 California Electrical Code, (2019 CEC)
- 2019 California Green Building Code

Reach Code for Electric only applies to this Project, no gas appliances or systems are allowed.

**TREE REMOVALS:** AS RECOMMENDED BY PROJECT ARBORIST. NOTE SHEET L-1 & L-2 PRIOR TO PERMIT ISSUE THIS PROPERTY TO BE IN COMPLIANCE WITH VEGETATION MANAGEMENT REQUIREMENTS PER CRC R337.15.

**GRADING:**

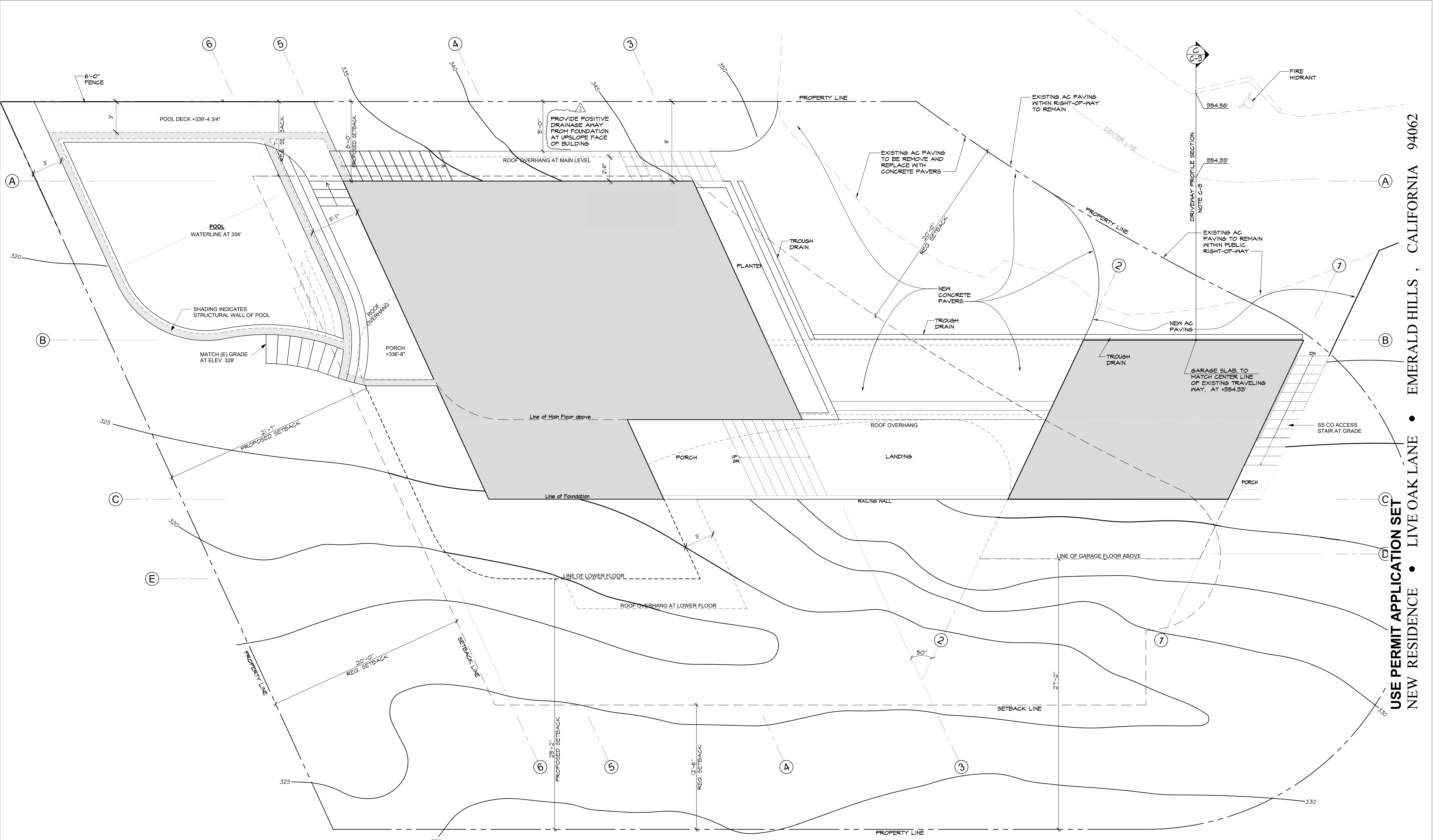
CUT	240 C.Y.
FILL	240 C.Y.
TOTAL	480 C.Y.

**SOLAR P.V. SYSTEM:** REQUIRED MIN. SIZE FOR THIS PROJECT IS 2.9 KW dc

**DIGITAL STAMP & SIGNATURES:** ALL STAMPS AND SIGNATURES ON THESE PLANS ARE DIGITAL

USE PERMIT APPLICATION SET  
 NEW RESIDENCE • LIVE OAK LANE • EMERALD HILLS, CALIFORNIA 94062





USE PERMIT APPLICATION SET  
 NEW RESIDENCE • LIVE OAK LANE • EMERALD HILLS, CALIFORNIA 94062

DETAIL SITE PLAN

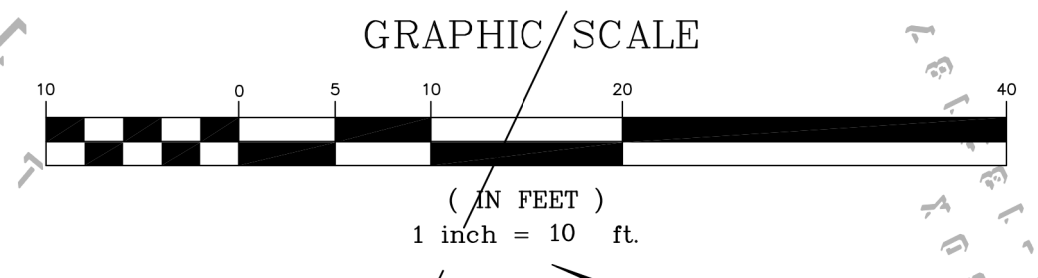
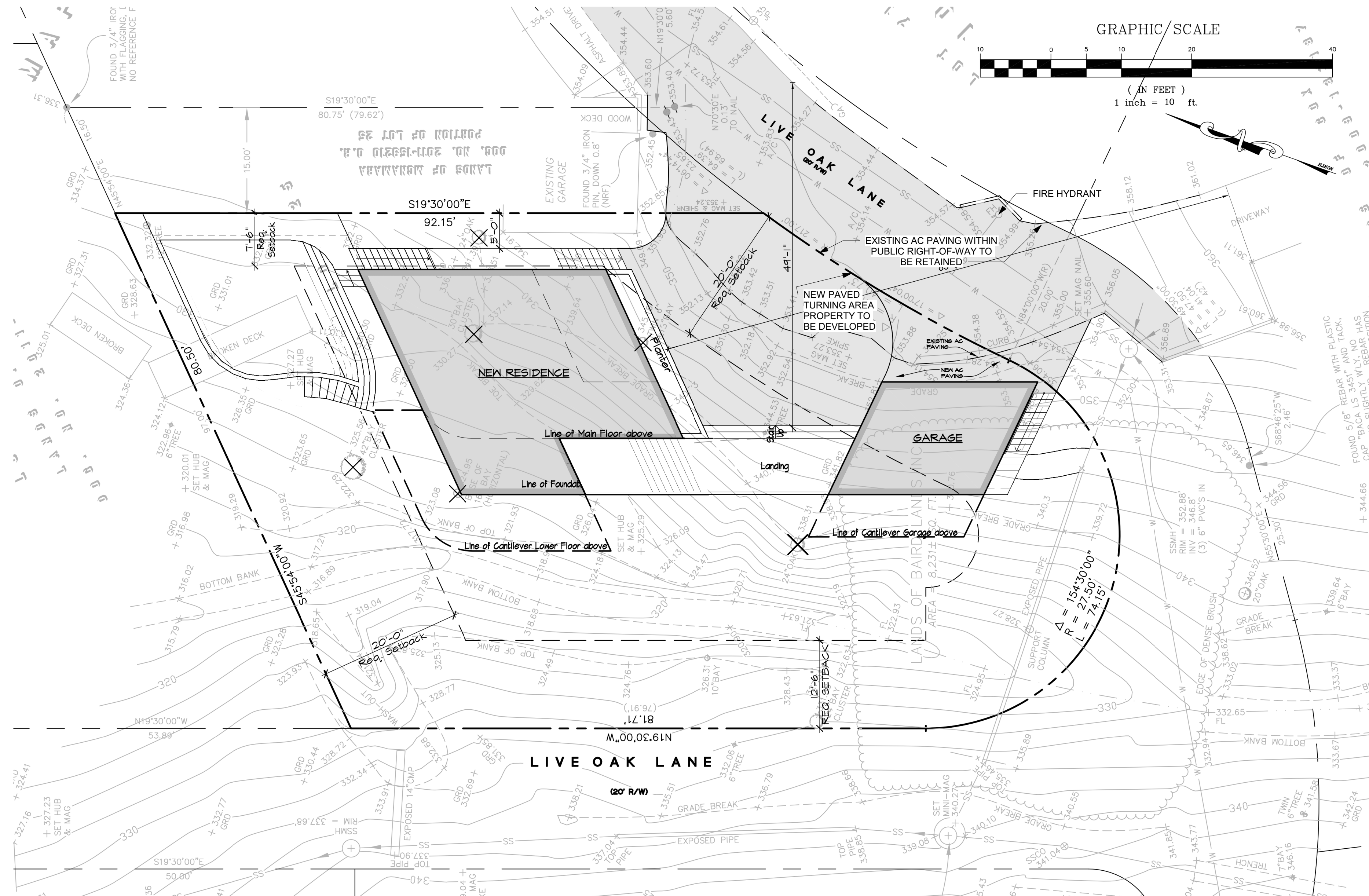
SCALE: 1/4" = 1'-0"



A-1.1

06/08/2023





**FIRE & EMERGENCY VEHICLE ACCESS PLAN**  
 CALFIRE Approval of project application for use of alternate materials & standards. SCALE: 1"=10'-0"

**FIRE MARSHAL'S OFFICE**

APR 29 2019

**COUNTY OF SAN MATEO**  
**CAL FIRE**

320 Paul Scannell Drive, San Mateo, California 94402 (650) 573-3846 \* Fax (650) 573-3850

FIRE CHIEF  
SAN LARKIN  
GARY SILVA

DEPUTY FIRE MARSHALS  
RANDY AMORES  
PATRICK GRIFFIN

April 24, 2019

Fred Herring  
1658 El Camino Real  
San Carlos, CA. 94070

Subject: Request for Alternate Methods or Materials for 0 Live Oak Lane, San Carlos

The San Mateo County Fire Marshals Office has received your request and plans submittal for an alternate means or method of complying with access requirements for construction.

Your project request for alternate means is approved subject to the following conditions:

- The residence shall be provided with a NFPA 13 D sprinkler system, coverage areas will be expanded to the entire structure including the attic, bathrooms and closet areas. A 3 head calculation is required.

Sincerely,

Randy Amores  
Deputy Fire Marshal  
San Mateo County Fire/CAL FIRE

AM&M was approved by Fire Marshal Gary Silva

Cc: FMO Project File  
Gary Silva

USE PERMIT APPLICATION SET  
 NEW RESIDENCE • LIVE OAK LANE • EMERALD HILLS, CALIFORNIA 94062



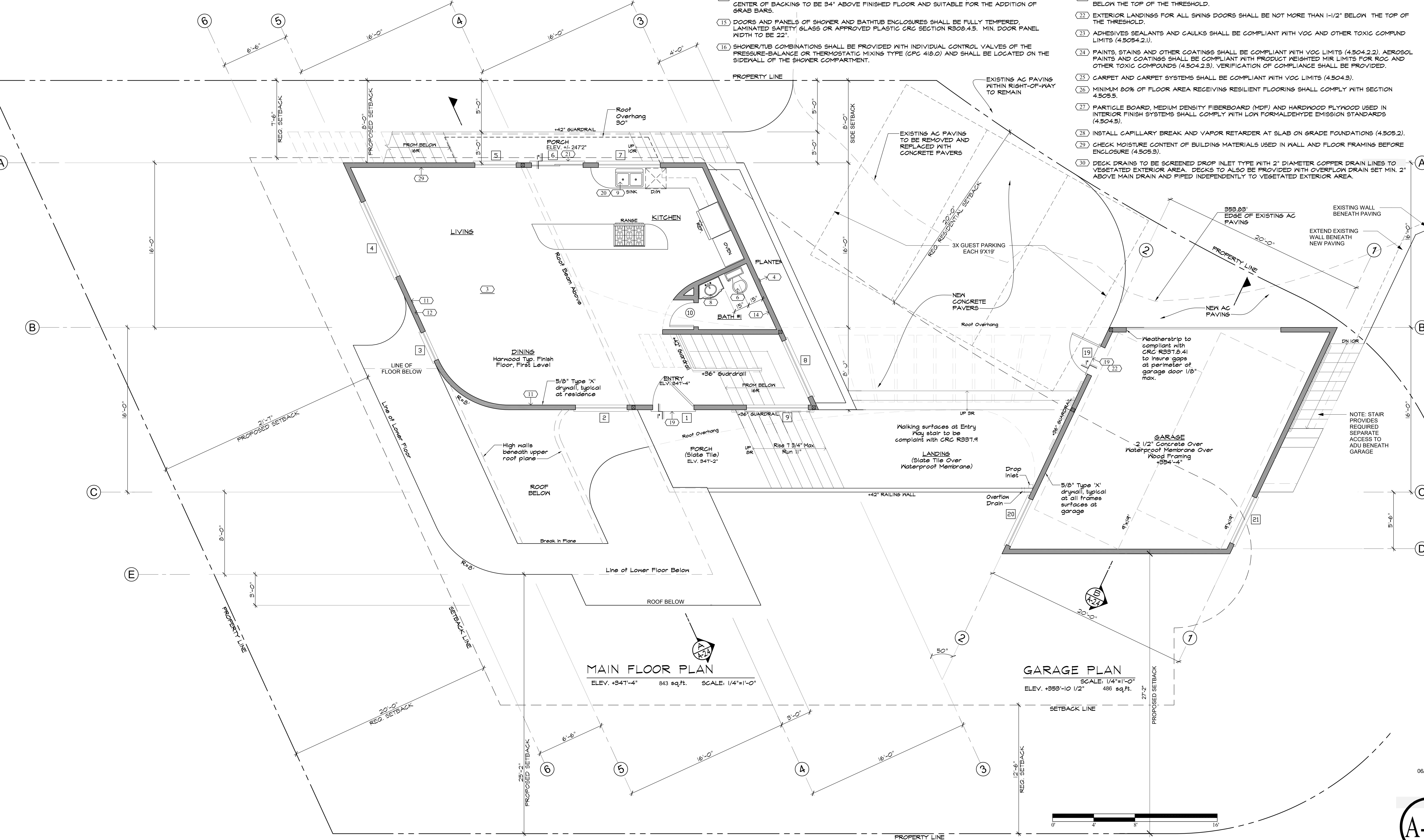
CONSTRUCTION NOTES - LOCATION NOTE ADJACENT PLAN

- 1 WOOD FRAMING STRUCTURAL ELEMENTS BETWEEN THE GARAGE AND LIVING SPACE SHALL BE PROVIDED WITH R-19 BATT INSULATION. 5/8" TYPE X GYP-BOARD SHALL BE PROVIDED AT GARAGE. THE SEPARATION BETWEEN GARAGE AND LIVING SPACE MUST COMPLY WITH CRC SECTION R302.6 AND TABLE R302.6.
- 2 FURNACE SHALL BE PROVIDED WITH SETBACK THERMOSTAT.
- 3 ALL HABITABLE ROOMS OF THE PROPOSED ADDITION SHALL BE FURNISHED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3 FEET ABOVE THE FINISHED FLOOR.
- 4 POINT OF DISCHARGE OF ALL BATHROOM FANS SHALL BE DIRECTLY OUTSIDE OF BUILDING AND LOCATED AT LEAST 5 FEET FROM ANY OPENINGS INTO THE BUILDING (CMC 504.1).

- 5 PROVIDE 4" DIA. (MIN.) EXHAUST DUCT SYSTEM EQUIPPED WITH BACKDRAFT DAMPER (NO SCREEN FOR DRYER). EXHAUST SYSTEM SHALL TERMINATE OUTSIDE OF BUILDING (CMC 504.3.1). DRYER SHALL COMPLY WITH CBC 108.3.1.2.1.
- 6 WATER CLOSET SHALL USE A MAXIMUM OF 1.28 GALLONS PER FLUSH IN ACCORDANCE WITH CAL. GREEN 4303.1. WATER CLOSET SHALL BE PROVIDED WITH 24" MIN. CLEAR SPACE IN FRONT AND A MIN. WIDTH OF 30". WATER CLOSET SHALL BE SET A MINIMUM OF 15" FROM ITS CENTER TO ANY SIDENALL. CPC SECTION 402.5.
- 7 ALL SHOWER HEADS SHALL BE 1.8 GPM AT 80 PSI IN ACCORDANCE WITH CAL. GREEN 4303.1.
- 8 ALL LAVATORY FAUCETS SHALL BE 1.2 GPM AT 60 PSI IN ACCORDANCE WITH CAL. GREEN 4303.1.
- 9 ALL KITCHEN AND LAUNDRY FAUCETS SHALL BE 1.8 GPM AT 60PSI IN ACCORDANCE WITH CAL. GREEN 4303.1.

- 10 MOISTURE RESISTANT UNDERLAYMENT TO HEIGHT OF 12" ABOVE DRAIN INLET SHOWER ENCLOSURE SHALL HAVE A MINIMUM FINISHED FLOOR AREA OF 102 SQUARE INCHES AND CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE FULL HEIGHT.
- 11 GYPSUM WALLBOARD SHALL BE 5/8" THICK, TYPE X, UNLESS OTHERWISE NOTED ON DRAWINGS OR IN NOTES.
- 12 INSULATION SHALL BE AS SPECIFIED ON ATTACHED ENERGY CERTIFICATE OF COMPLIANCE, ALSO NOTE SPRAY FOAM INSULATION PER RSI-6.4 REQUIREMENTS; ALL ATTIC SPACES AND CATHEDRAL CEILING, SPRAY FOAM INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF BUILDING BY AN APPROVED THERMAL BARRIER OF MINIMUM THICKNESS OF 1/2" GYPSUM BOARD OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA275.
- 13 NOT USED.
- 14 PROVIDE 2x8 OF BACKING IN ALL BATHROOM WALLS AT WATER CLOSET, SHOWER AND BATHTUB. CENTER OF BACKING TO BE 34" ABOVE FINISHED FLOOR AND SUITABLE FOR THE ADDITION OF GRAB BARS.
- 15 DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC CRC SECTION R308.4.5. MIN. DOOR PANEL WIDTH TO BE 22".
- 16 SHOWER/TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THERMOSTATIC MIXING TYPE (CPC 418.0) AND SHALL BE LOCATED ON THE SIDENALL OF THE SHOWER COMPARTMENT.

- 17 ALL DUCT AND OTHER AIR-RELATED DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL START-UP OF THE HEATING AND COOLING EQUIPMENT C6B5C SECTION 4.504.1.
- 18 ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR ACCEPTABLE METHODS. C6B5C SECTION 4.406.1.
- 19 ENTRY LANDING SHALL BE LEVEL AND NOT MORE THAN 1" OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR.
- 20 ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE C6B5C 4.303.3.2.
- 21 EXTERIOR LANDINGS FOR ALL HORIZONTAL SLIDING DOORS SHALL BE NOT MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD.
- 22 EXTERIOR LANDINGS FOR ALL SWING DOORS SHALL BE NOT MORE THAN 1/2" BELOW THE TOP OF THE THRESHOLD.
- 23 ADHESIVES SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.5054.2.1).
- 24 PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2). AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROG AND OTHER TOXIC COMPOUNDS (4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
- 25 CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
- 26 MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.505.5.
- 27 PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5).
- 28 INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).
- 29 CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3).
- 30 DECK DRAINS TO BE SCREENED DROP INLET TYPE WITH 2" DIAMETER COPPER DRAIN LINES TO VEGETATED EXTERIOR AREA. DECKS TO ALSO BE PROVIDED WITH OVERFLOW DRAIN SET MIN. 2" ABOVE MAIN DRAIN AND PIPED INDEPENDENTLY TO VEGETATED EXTERIOR AREA.



**MAIN FLOOR PLAN**  
ELEV. +347'-4" 843 sq.ft. SCALE: 1/4"=1'-0"

**GARAGE PLAN**  
SCALE: 1/4"=1'-0"  
ELEV. +353'-10 1/2" 486 sq.ft.



USE PERMIT APPLICATION SET  
NEW RESIDENCE • LIVE OAK LANE • EMERALD HILLS • CALIFORNIA 94062



06/08/2023

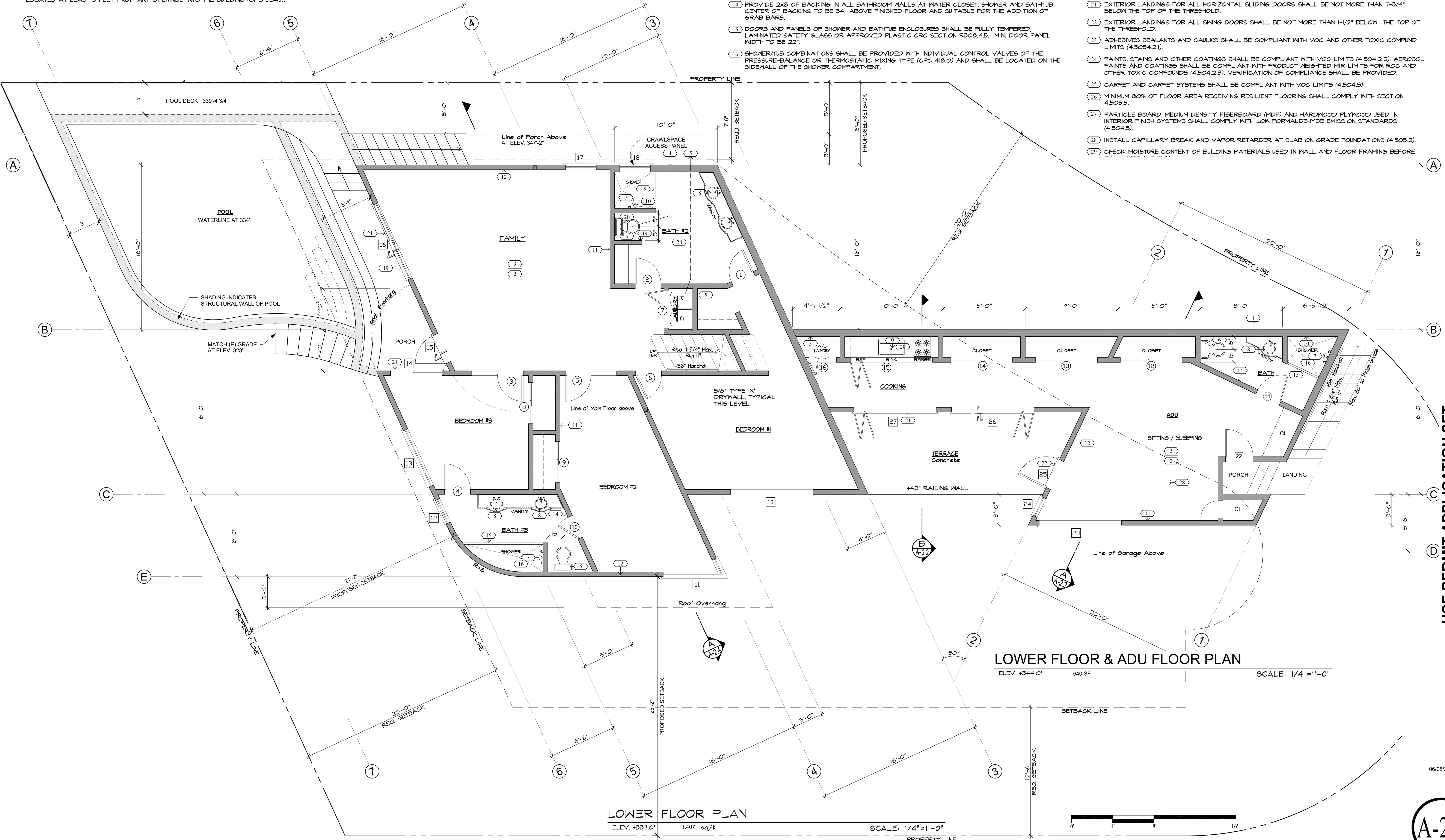
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- 6 WATER CLOSET SHALL USE A MAXIMUM OF 1.28 GALLONS PER FLUSH IN ACCORDANCE WITH CAL GREEN 4903.1. WATER CLOSET SHALL BE PROVIDED WITH 24" MIN. CLEAR SPACE IN FRONT AND A MIN. WIDTH OF 30". WATER CLOSET SHALL BE SET A MINIMUM OF 15" FROM ITS CENTER TO ANY SIDEWALL. CFC SECTION 402.5.
- 7 ALL SHOWER HEADS SHALL BE 1.8 GPM AT 80 PSI IN ACCORDANCE WITH CAL GREEN 4903.1.
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- 19 ENTRY LANDING SHALL BE LEVEL AND NOT MORE THAN 1" OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR.
- 20 ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED TABLE 140.1 OF THE CALIFORNIA PLUMBING CODE C6BSC 4.303.3.2.
- 21 EXTERIOR LANDINGS FOR ALL HORIZONTAL SLIDING DOORS SHALL BE NOT MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD.
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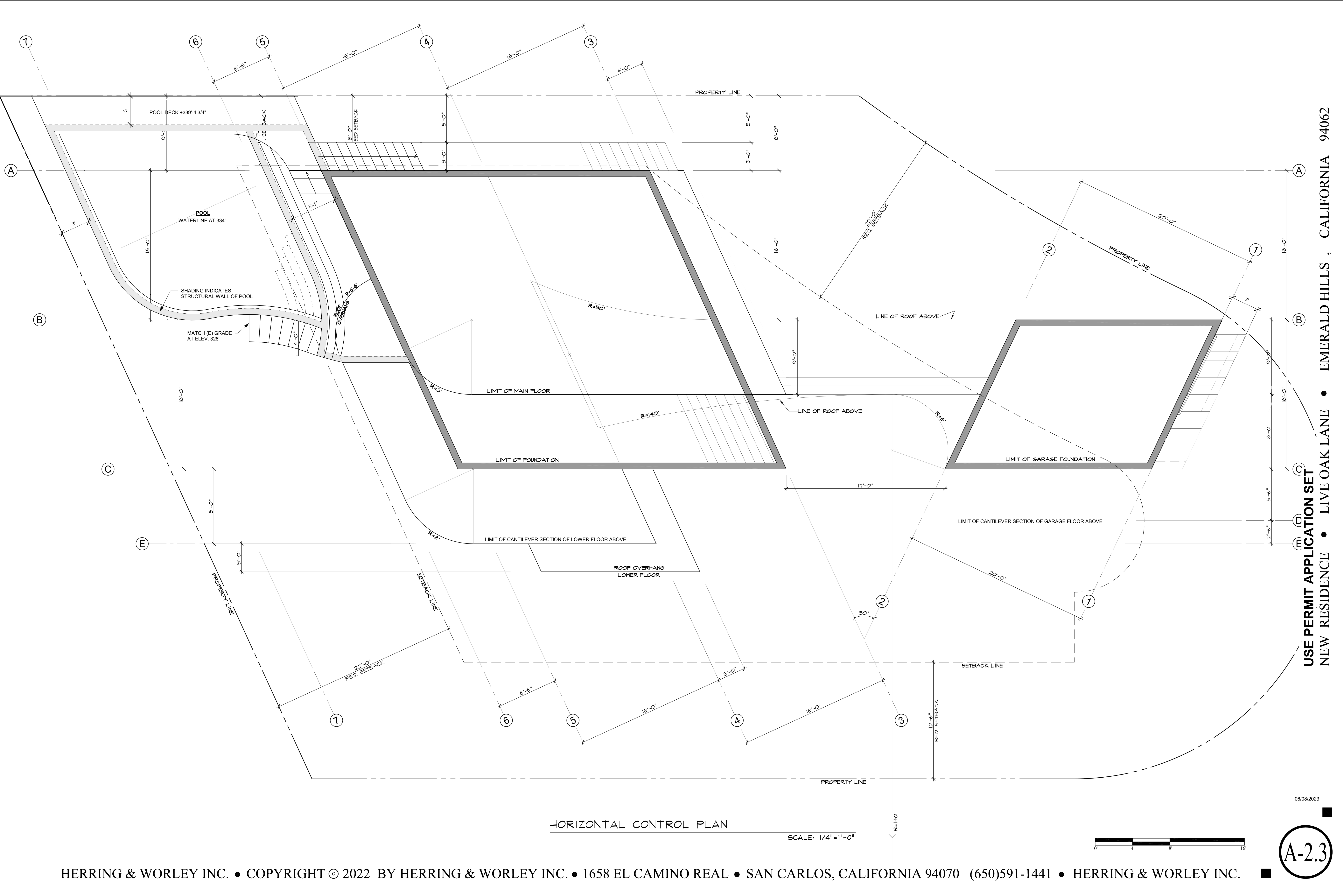


LOWER FLOOR PLAN  
ELEV. +337.0' 1,407 sq.ft. SCALE: 1/4" = 1'-0"

LOWER FLOOR & ADU FLOOR PLAN  
ELEV. +344.0' 640 SF SCALE: 1/4" = 1'-0"

USE PERMIT APPLICATION SET  
NEW RESIDENCE • LIVE OAK LANE • EMERALD HILLS • CALIFORNIA 94062

A-2.1



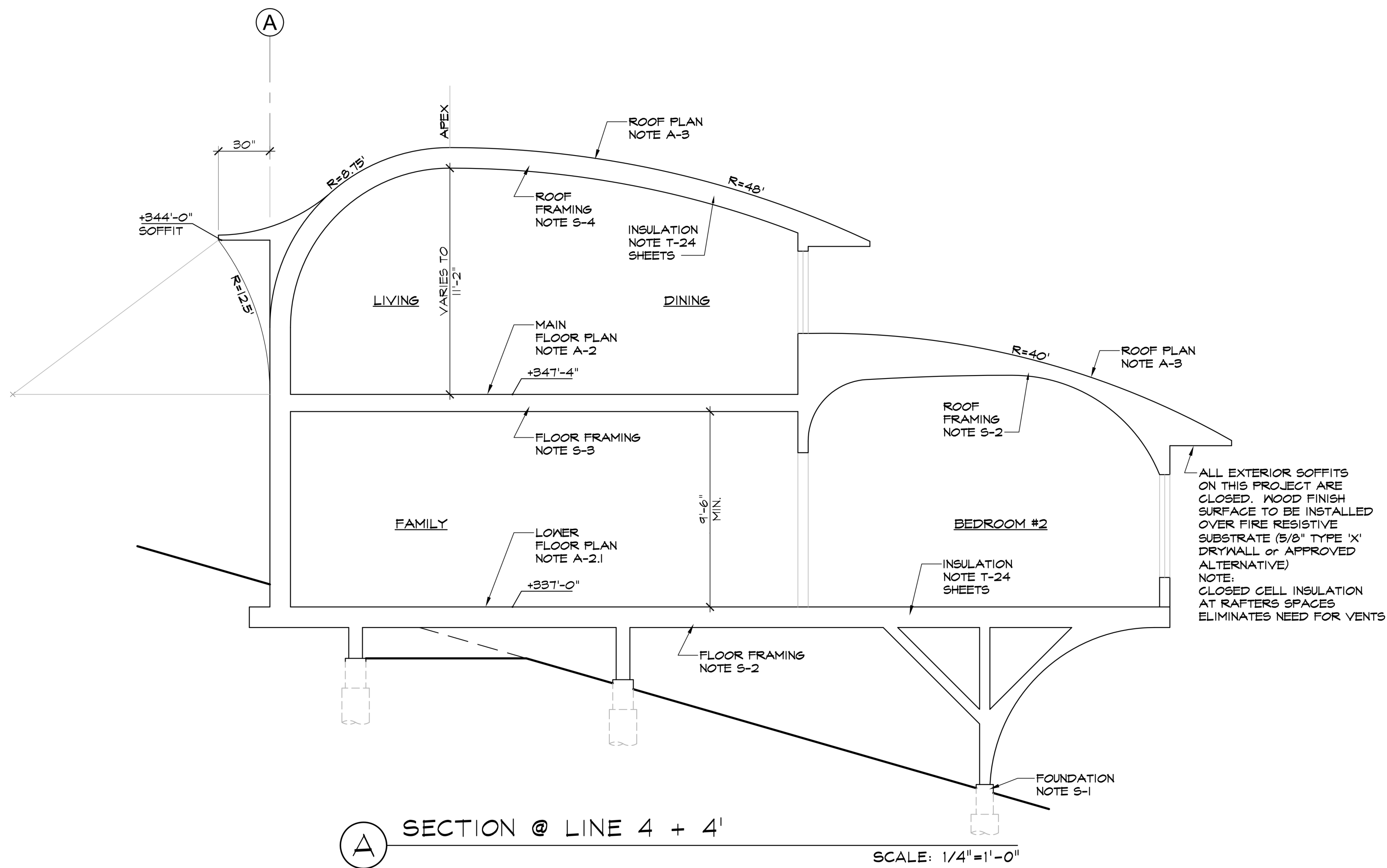
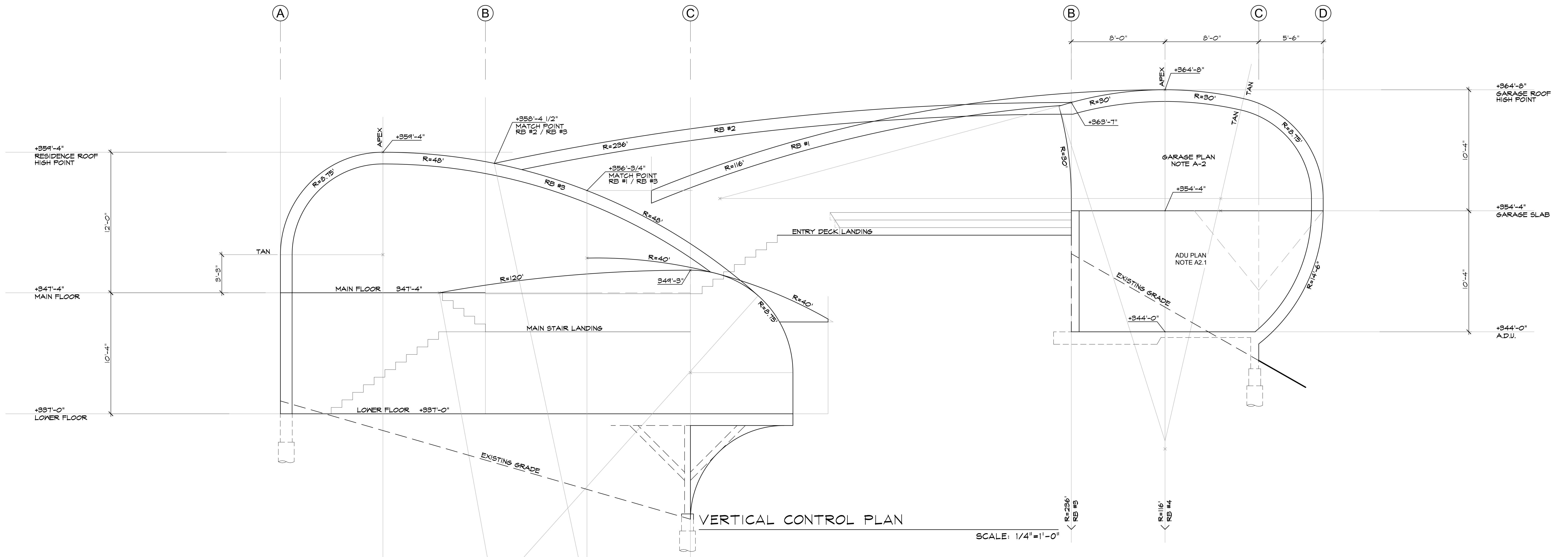
USE PERMIT APPLICATION SET  
 NEW RESIDENCE • LIVE OAK LANE • EMERALD HILLS, CALIFORNIA 94062

HORIZONTAL CONTROL PLAN

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



A-2.3

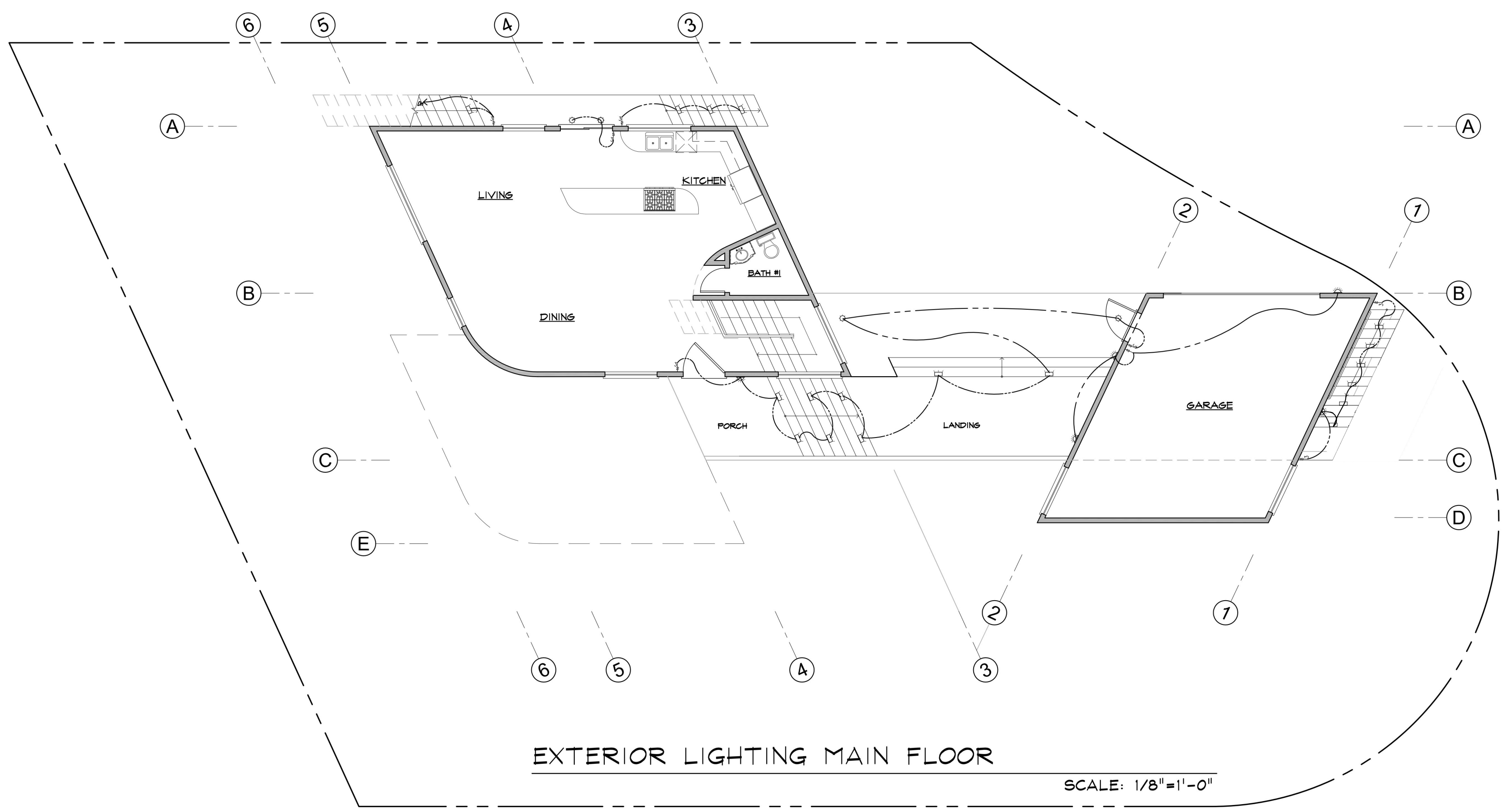
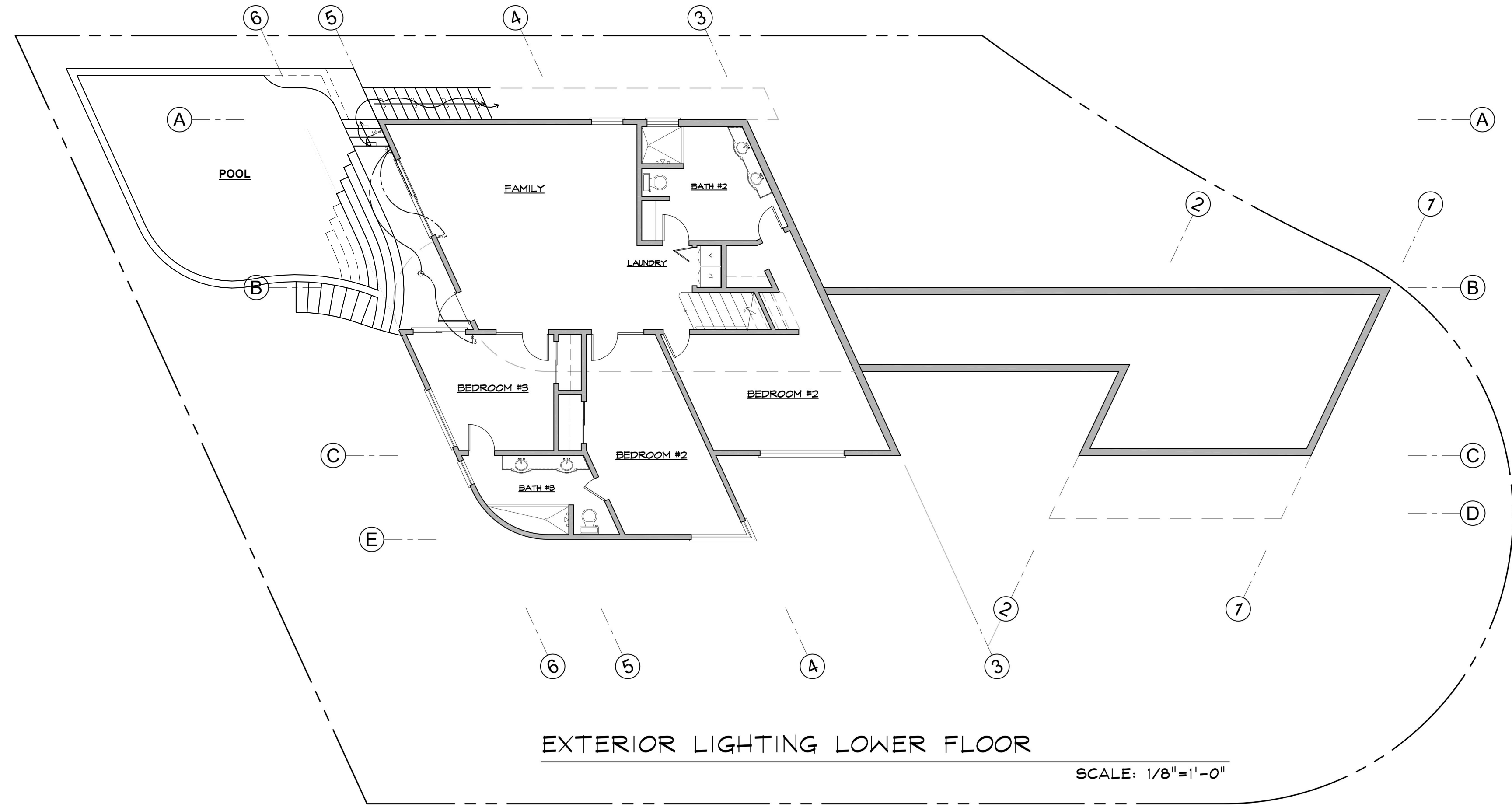


A SECTION @ LINE 4 + 4'

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






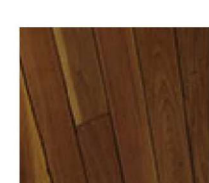
06/08/2023

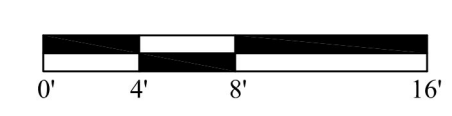


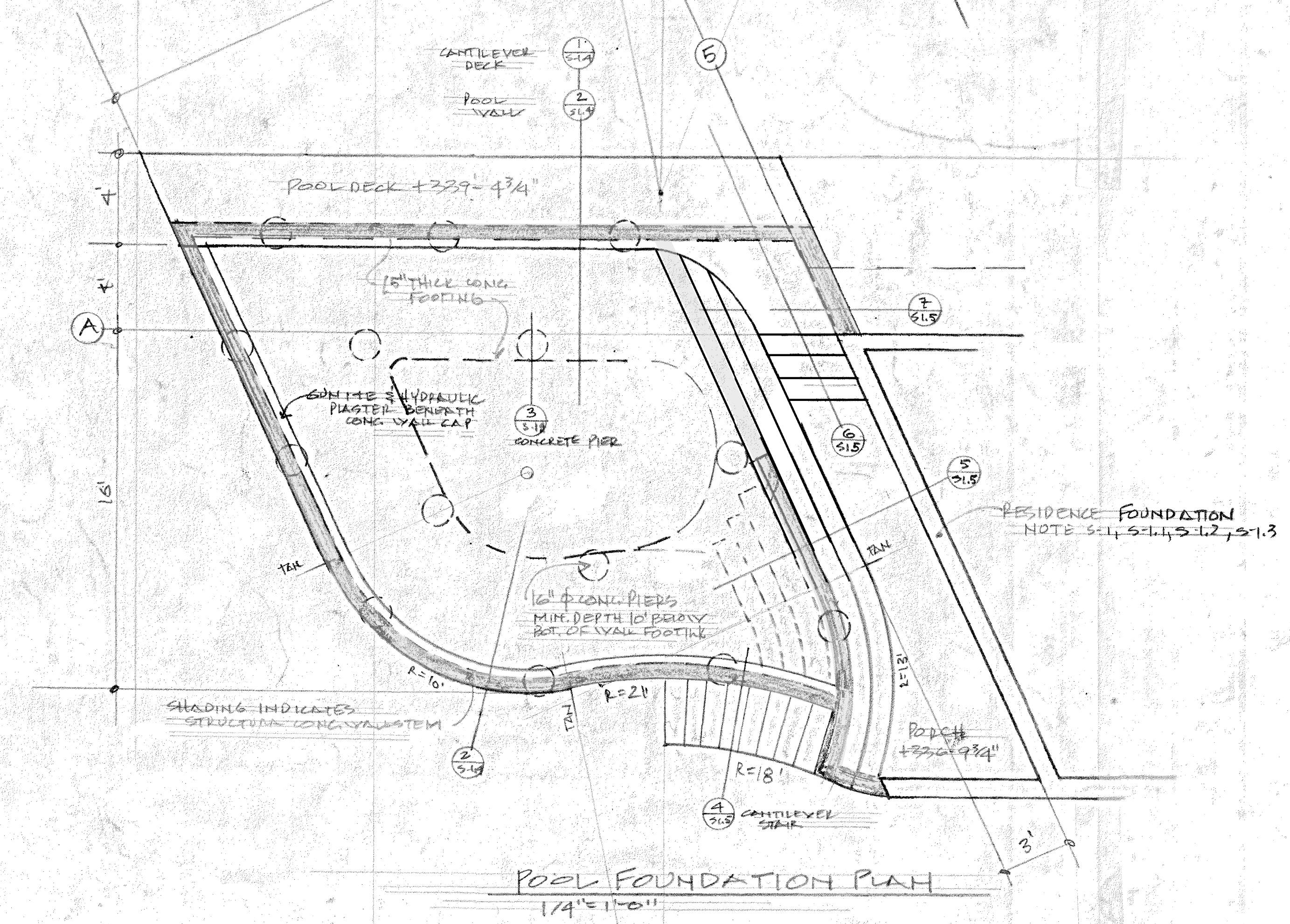
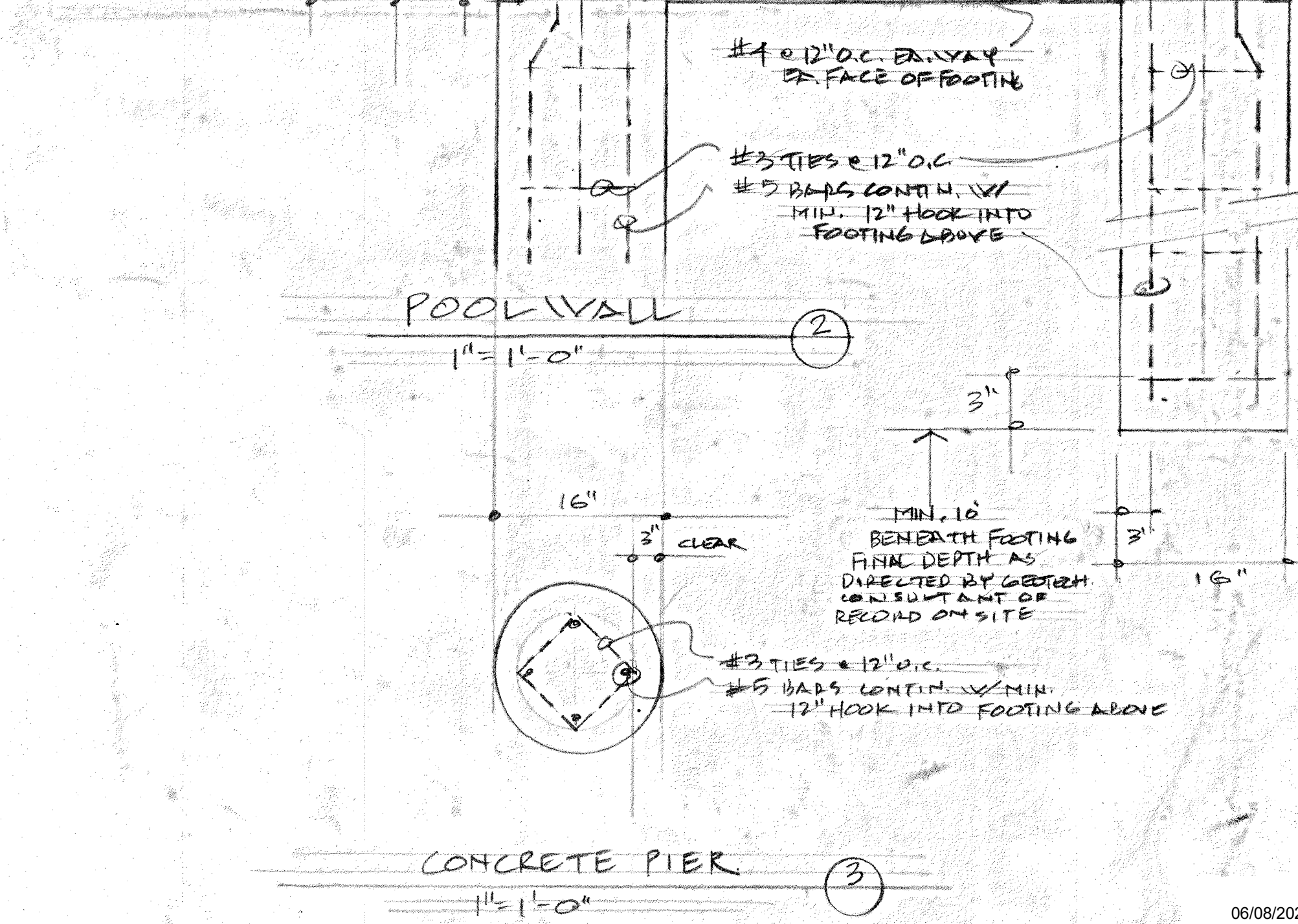
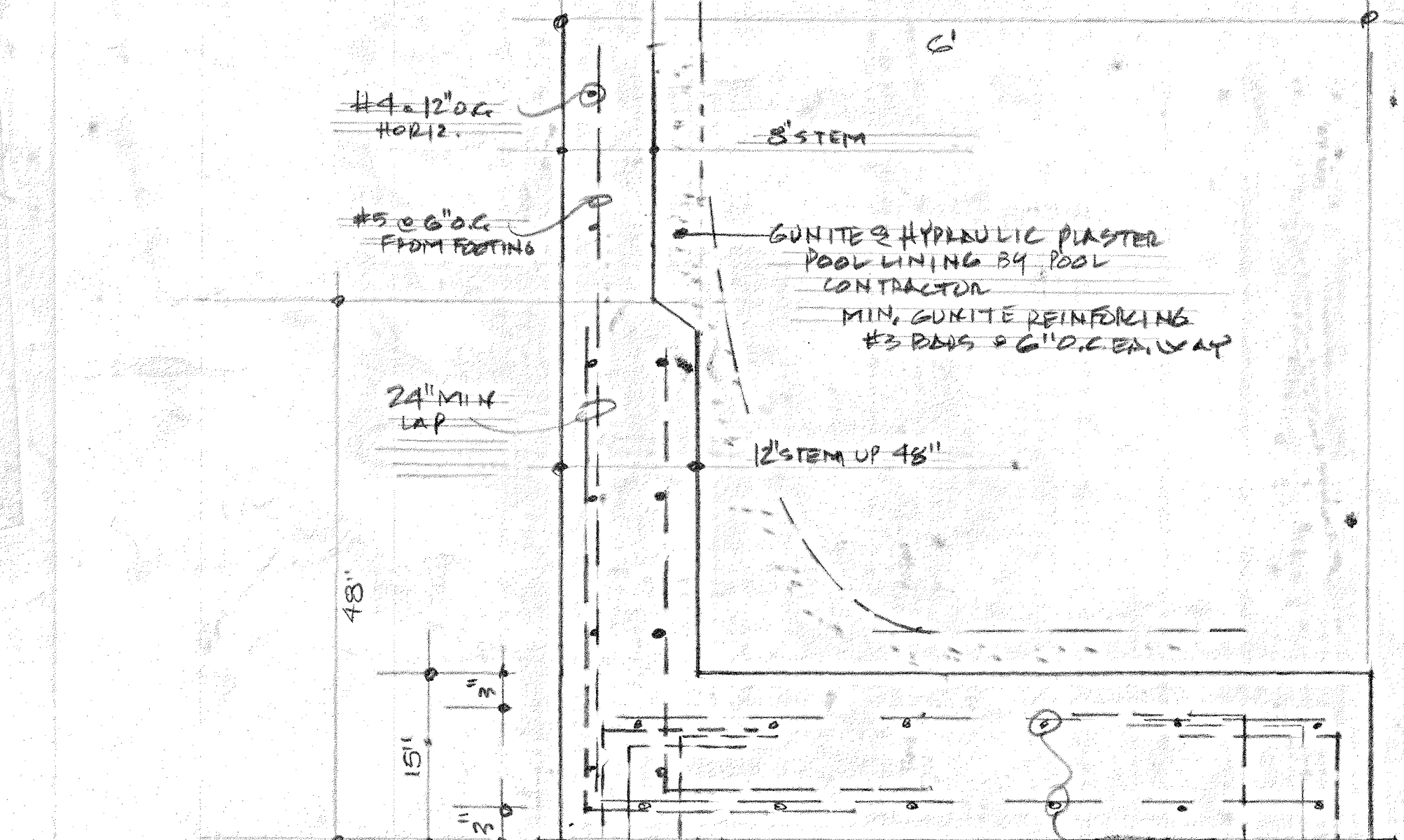
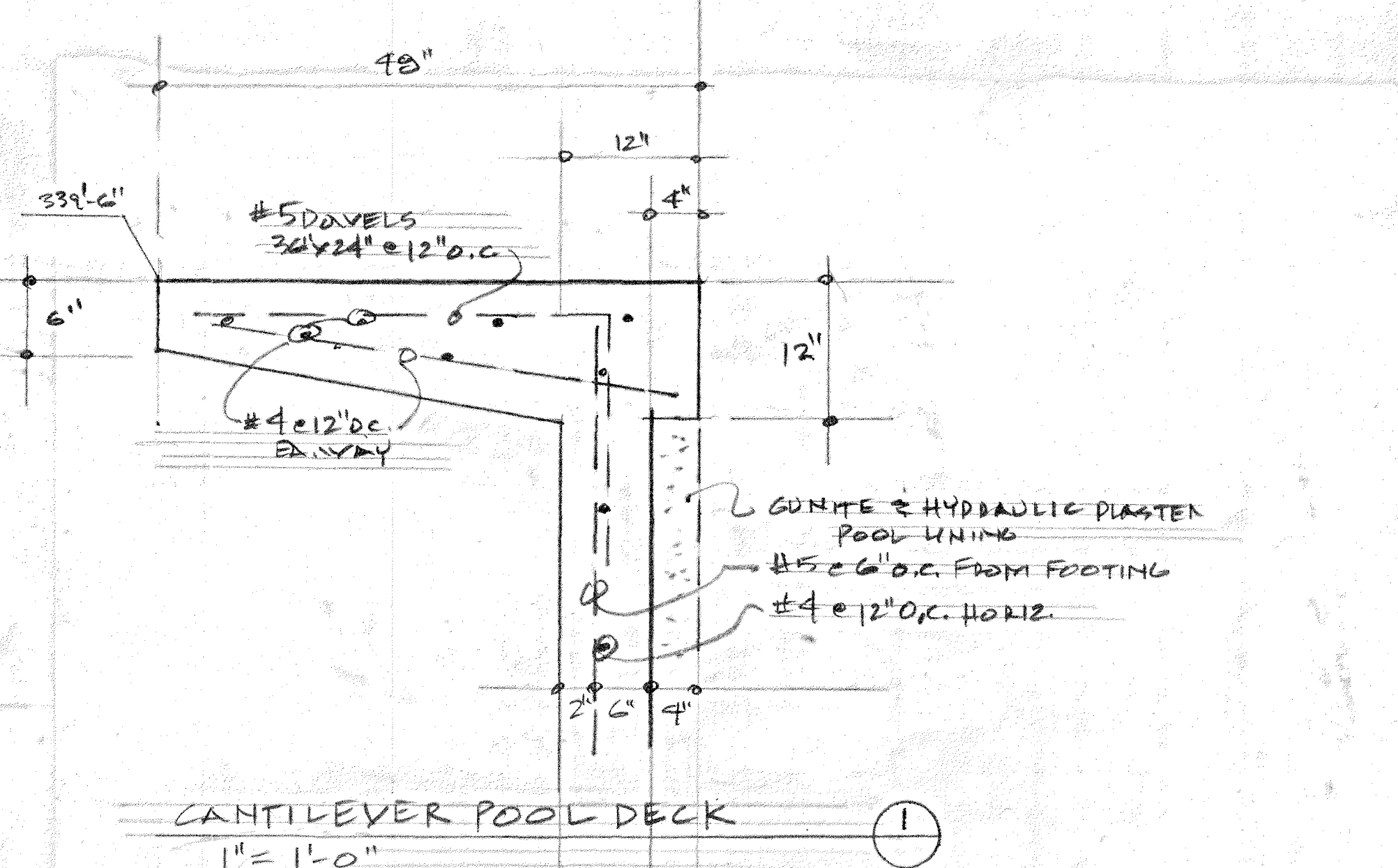
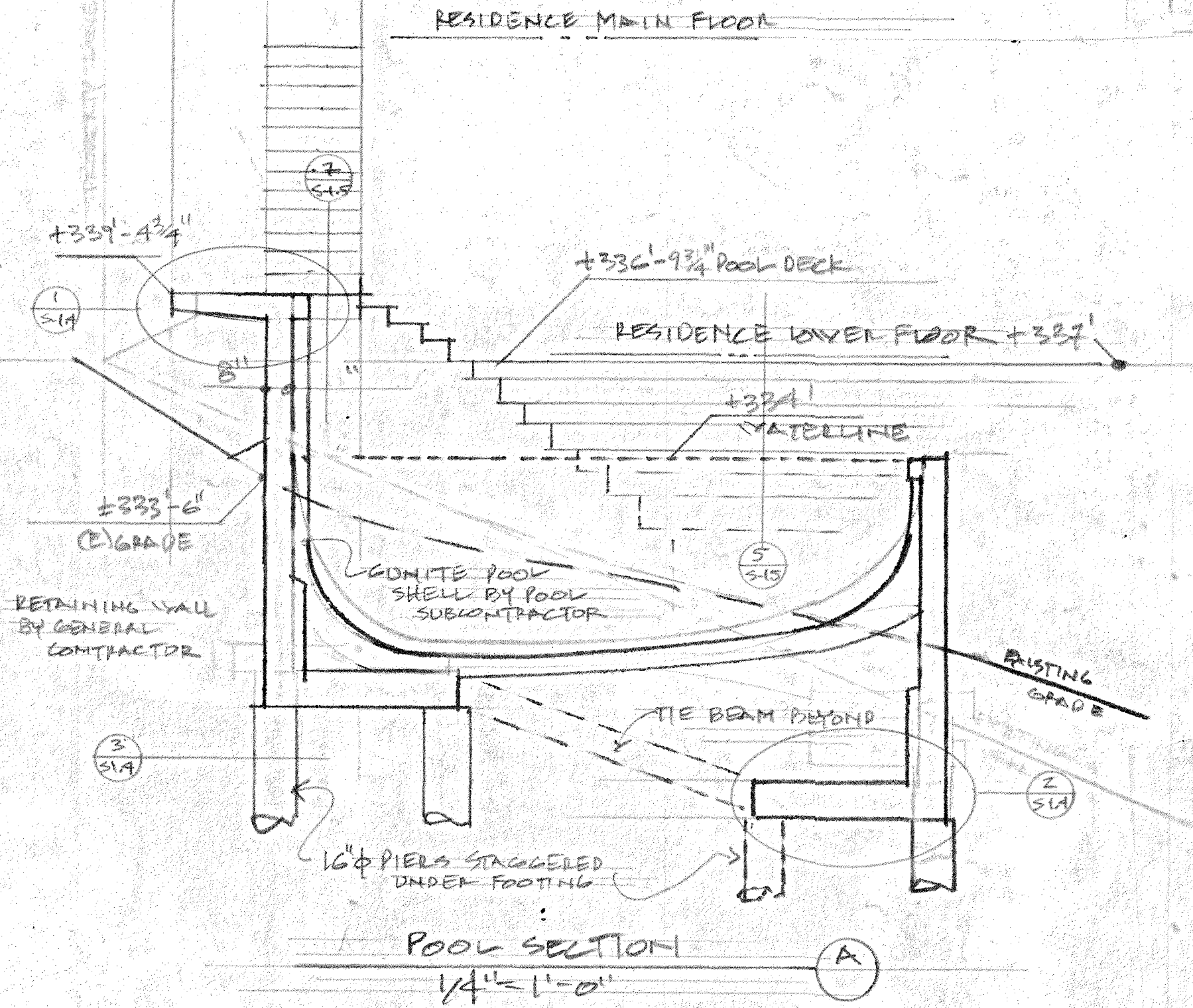
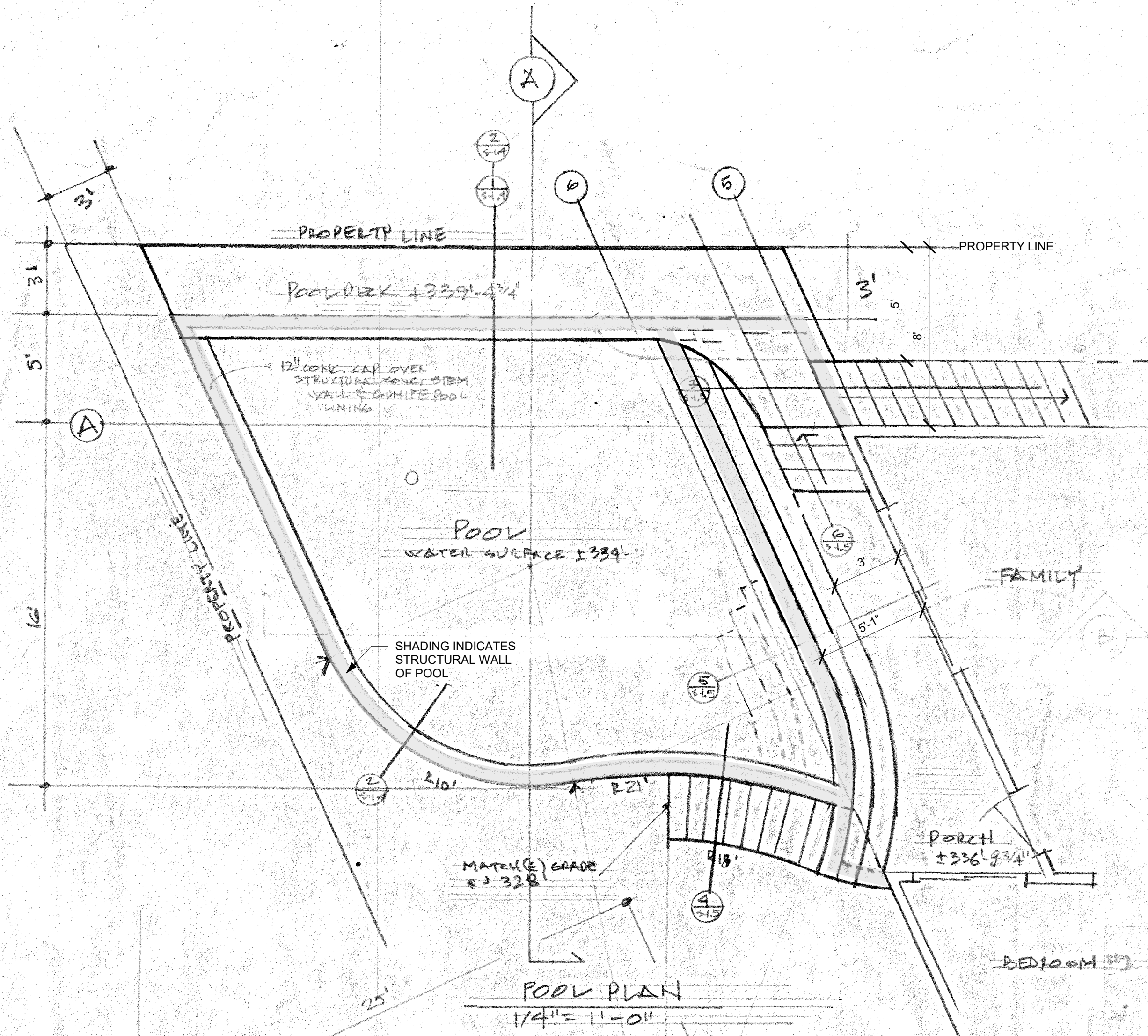
**EXTERIOR LIGHTING, FIXTURE SCHEDULE:**

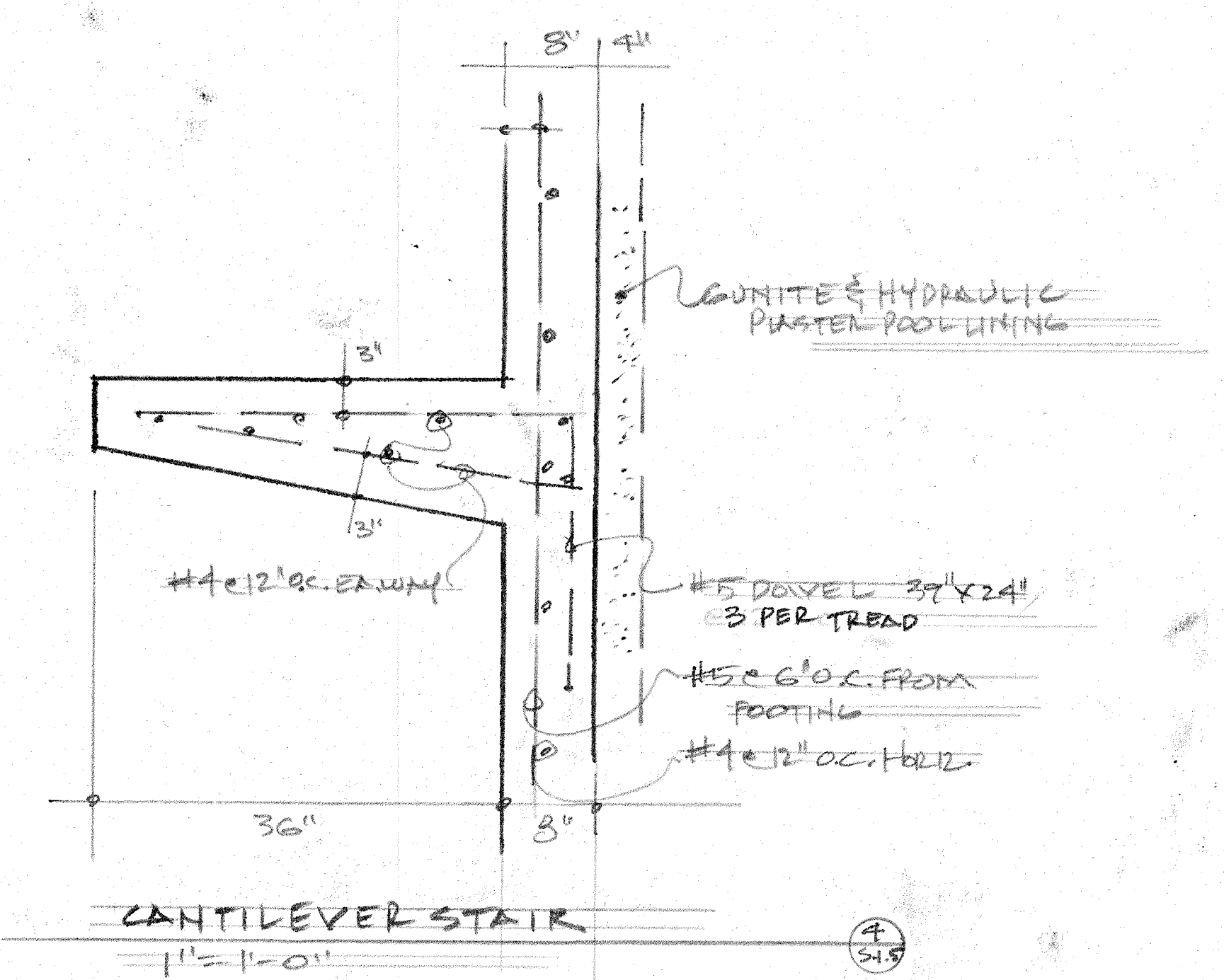
- ☐ STEP LIGHT:  
- MAC LIGHTING BRONZE 620-WILLED 200 CB
- ☀ WALL SCONCE:  
- MATTE BLACK LED LAMP 415-72384-66-L
- RECESSED CAN (EXTERIOR):  
- NORA N10-4

**EXTERIOR MATERIAL SPECIFICATIONS:**

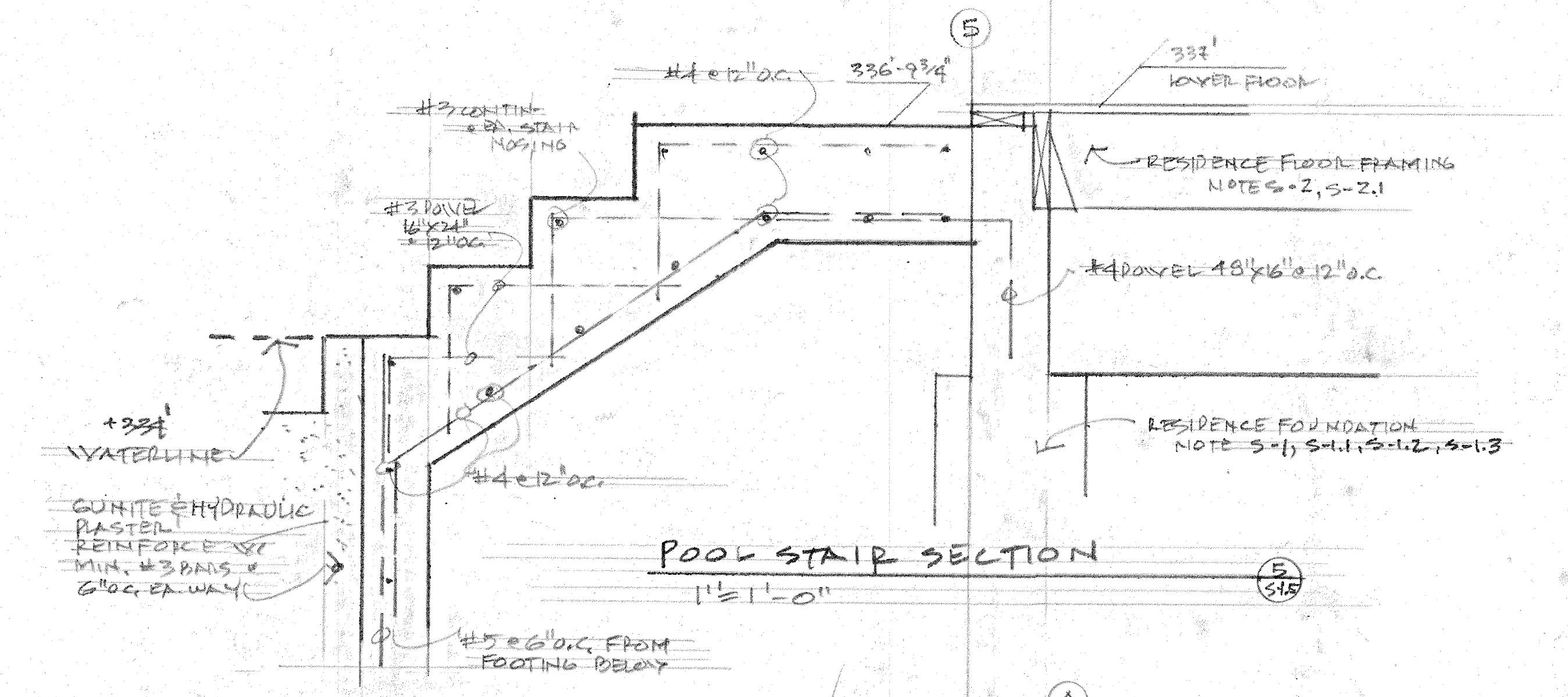
ROOFING	BERRIDGE METALS, COPP. 26 GA. STANDING SEAM METAL ROOFING	DARK BRONZE (KYNAR PAINT FINISH)	
WALLS	BMI PRODUCTS INTEGRAL COLOR STUCCO	1/8" C.P. OVER WIRE LATH OVER 2 LAYERS GLASS "D" BUILDING PAPER INTEGRAL COLOR #4003 (SANDALWOOD)	
GLAZING	RAYNAERS ALUM. "SLIMLINE" THERMALLY BROKEN ALUM. FRAMES	CLEAR DUAL TEMPERED GLAZING BLACK FINISH FRAMES	
SOFFIT	REDWOOD LUMBER & SUPPLY, CO. CLEAR ALL HEART 1X6	"CLEAR ALL HEART" REDWOOD 1X6 BOARDS	



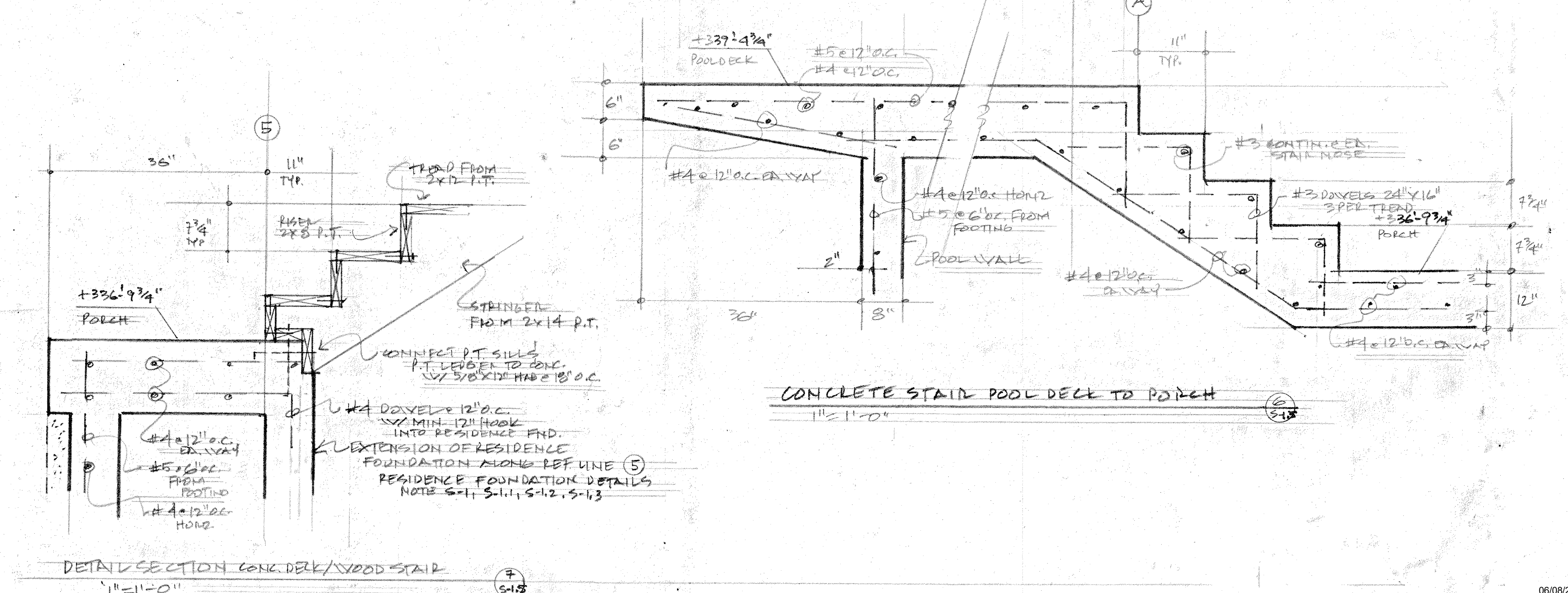




CANTILEVER STAIR  
 1"=1'-0"



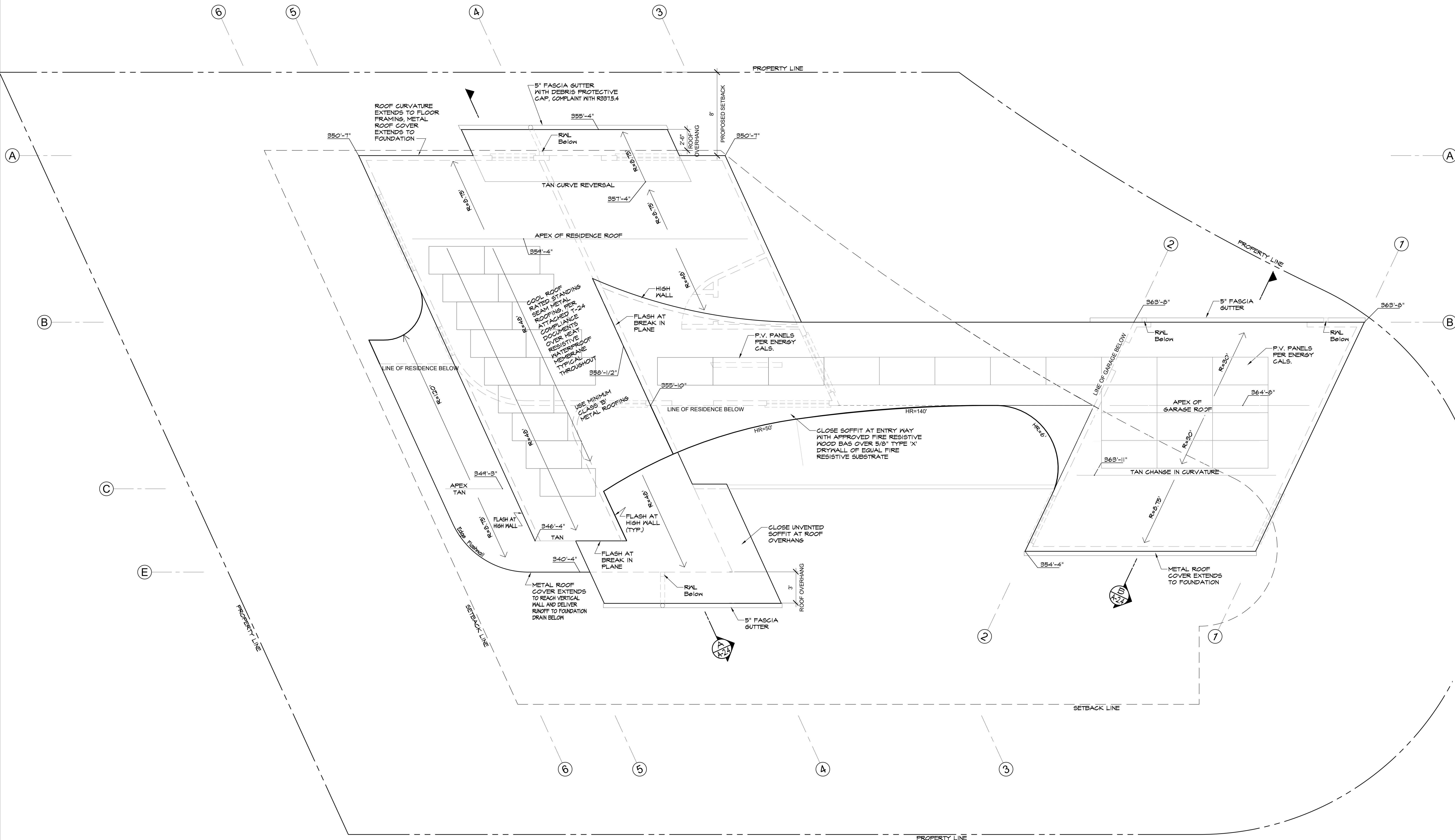
POOL STAIR SECTION  
 1"=1'-0"



CONCRETE STAIR POOL DECK TO PORCH  
 1"=1'-0"

DETAIL SECTION CONC. DECK/WOOD STAIR  
 1"=1'-0"





ROOF PLAN

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



06/08/2023



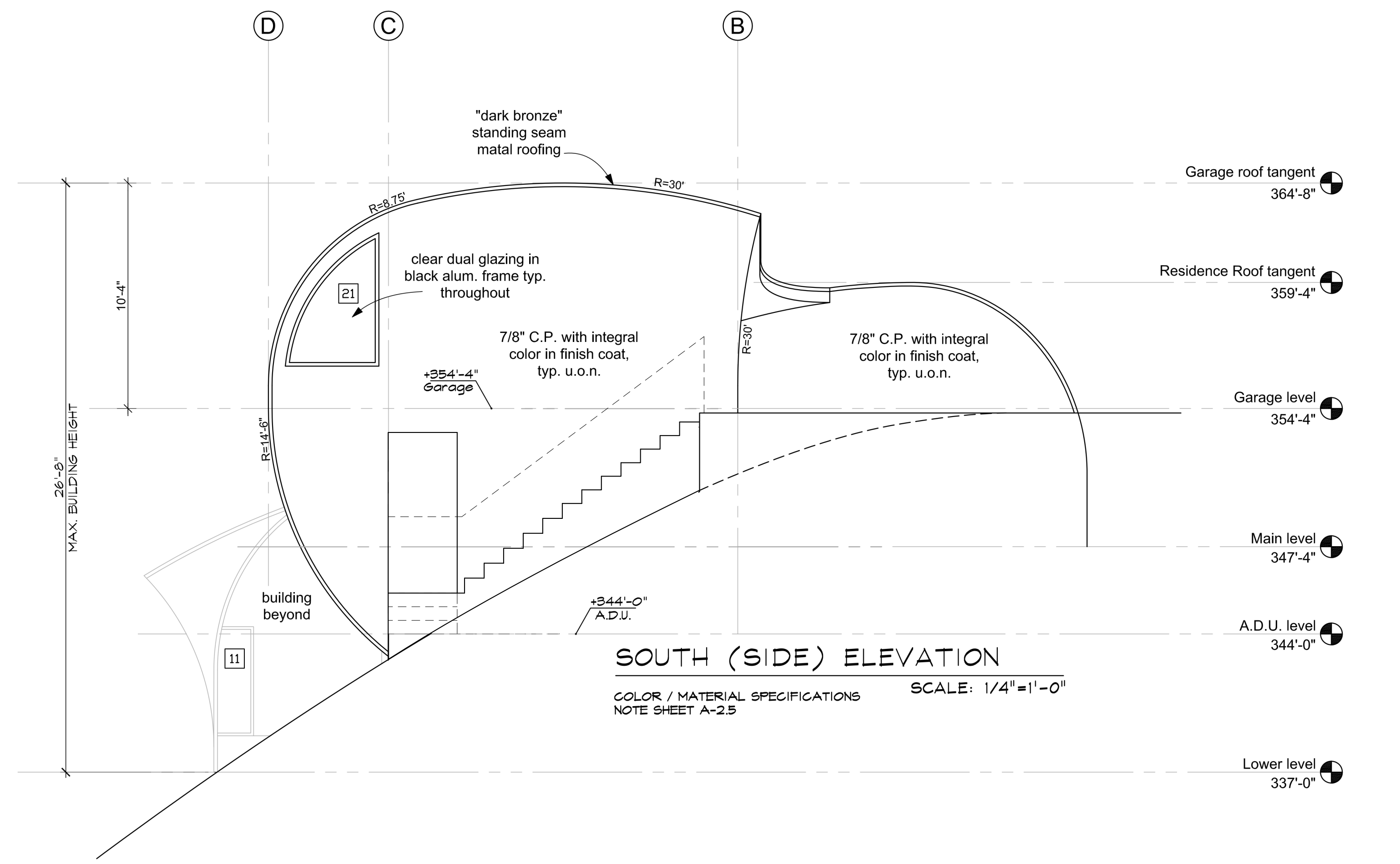
**WINDOW & EXTERIOR DOOR SCHEDULE:**

#	Size	DESCRIPTION	LOCATION
<b>MAIN FLOOR</b>			
1	4'-0" x 8'-0"	LH HINGED SINGLE LT. DOOR-OPENS IN	MAIN ENTRY
2	5'-0" x 4'-0"	AWNING	ENTRY
3	3'-0" x 5'H.	F.G.	DINING
4	8'-0" x 5'H.	F.G. OVER AWNING VENT	LIVING
5	4'-0" x 7'-0"	FIXED GLASS	LIVING
6	5'-0" x 8'-0"	SLIDING GLASS DOOR	KITCHEN
7	6'-0" x 4'-0"	SLIDING WINDOW	KITCHEN
8	6'-0" x 5'H.	FIXED GLASS	STAIR
9	6'-0" x 5'H.	FIXED GLASS	STAIR
<b>LOWER FLOOR</b>			
10	8'-0" x 4'-0"	SLIDING WINDOW	BR #1
11	6'-0" x 4'-6"	FIXED GLASS CORNER UNIT	BR #2
12	2'-6" x 5'H.	CASEMENT	BATH #3
13	6'-0" x 5'H.	DOUBLE CASE OVER FIXED GLASS	BR #3
14	5'-0" x 8'-0"	SLIDING WINDOW	BR #3
15	3'-0" x 8'-0"	HINGED DOOR - RH OPENS OUT	FAMILY RM
16	8'-0" x 8'-0"	SLIDING GLASS DOOR	FAMILY RM
17	3'-0" x 3'-0"	AWNING	FAMILY RM
<b>GARAGE</b>			
19	3'-0" x 7'-0"	HINGED DOOR - LH	GARAGE
20	5'-0" x 5'H.	FIXED GLASS	GARAGE
21	5'-0" x 5'H.	FIXED GLASS	GARAGE

**INTERIOR DOOR SCHEDULE:**

#	Size	DESCRIPTION	LOCATION
<b>LOWER FLOOR</b>			
1	2'-2" x 6'-8"	L.H. 1 3/8" S.C.	BATH #2
2	2'-6" x 6'-8"	R.H. 1 3/8" S.C.	BATH #2
3	PAIR 2'-6" x 6'-8"	1 3/8" S.C.	BR #1
4	2'-6" x 6'-8"	R.H. 1 3/8" S.C.	BATH #3
5	PAIR 2'-6" x 6'-8"	1 3/8" S.C.	BR #2
6	2'-6" x 6'-8"	L.H. 1 3/8" S.C.	BR #1
7	3'-6" x 6'-8"	1 3/8" S.C.	LAUNDRY
8	4'-0" x 6'-8"	PAIR CLOSET SLIDERS 1 3/4" S.S.	CLOSET - BR #3
9	4'-0" x 6'-8"	PAIR CLOSET SLIDERS 1 3/4" S.S.	CLOSET - BR #2
<b>MAIN FLOOR</b>			
10	2'-4" x 6'-8"	R.H. 1 3/4" S.C.	BATH #1

NOTE: ALL UNITS S.C. WITH PRE-PRIMED HARDBOARD FACES

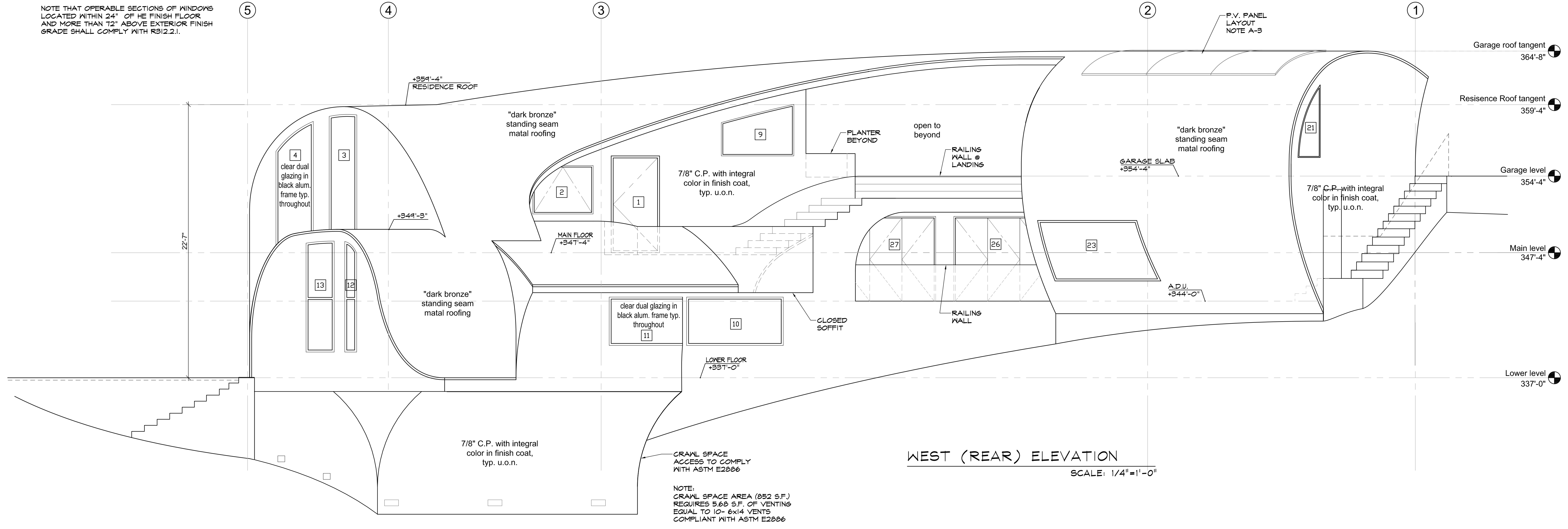


**SOUTH (SIDE) ELEVATION**

COLOR / MATERIAL SPECIFICATIONS NOTE SHEET A-2.5  
SCALE: 1/4"=1'-0"

ALL UNIT GLAZED WITH DUAL CLEAR TEMPERED LOW E GLASS SET IN THERMALLY BROKEN ALUMINUM FRAMES (COLOR: MATTE BLACK) UNITS TO COMPLY WITH WUI AND CRC 331.0.2.1 AND R 308.4 REQUIREMENTS.

NOTE THAT OPERABLE SECTIONS OF WINDOWS LOCATED WITHIN 24" OF THE FINISH FLOOR AND MORE THAN 12" ABOVE EXTERIOR FINISH GRADE SHALL COMPLY WITH R312.2.1.



**WEST (REAR) ELEVATION**

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

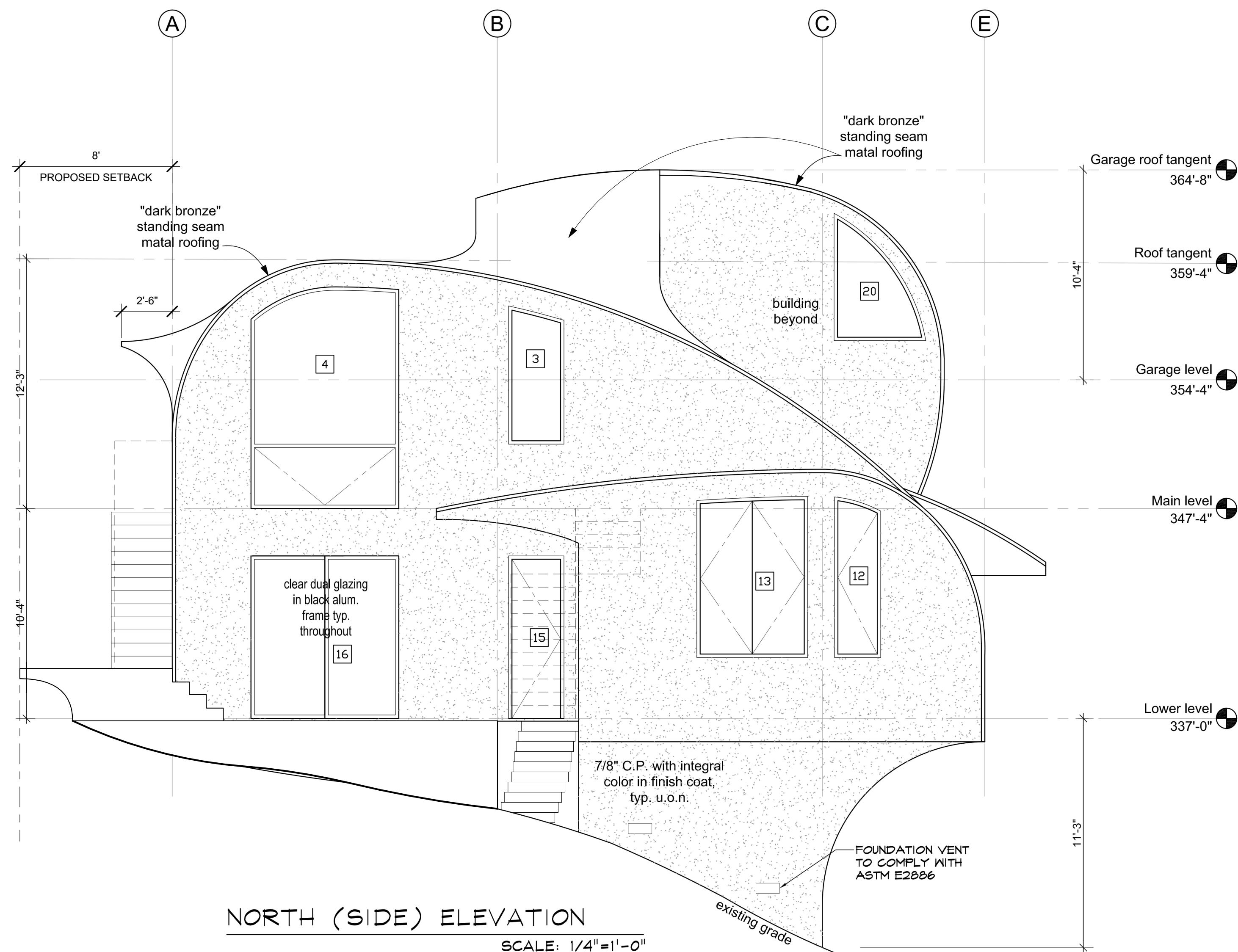
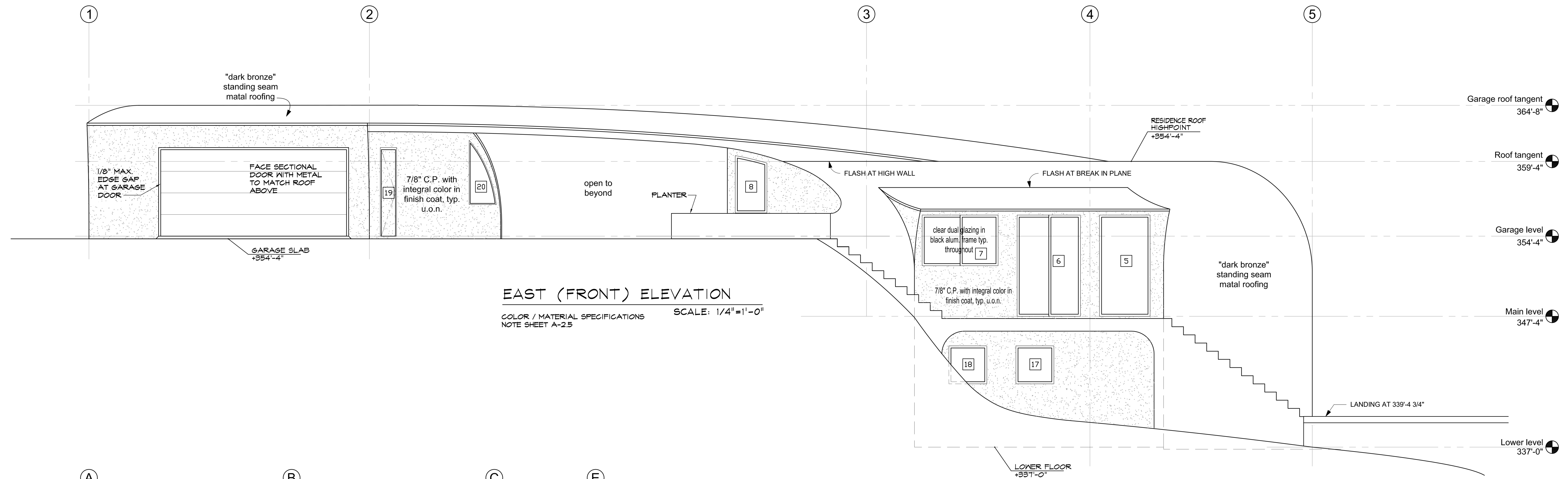
NOTE: CRAWL SPACE AREA (852 S.F.) REQUIRES 568 S.F. OF VENTING EQUAL TO 10- 6x14 VENTS COMPLIANT WITH ASTM E2886



USE PERMIT APPLICATION SET  
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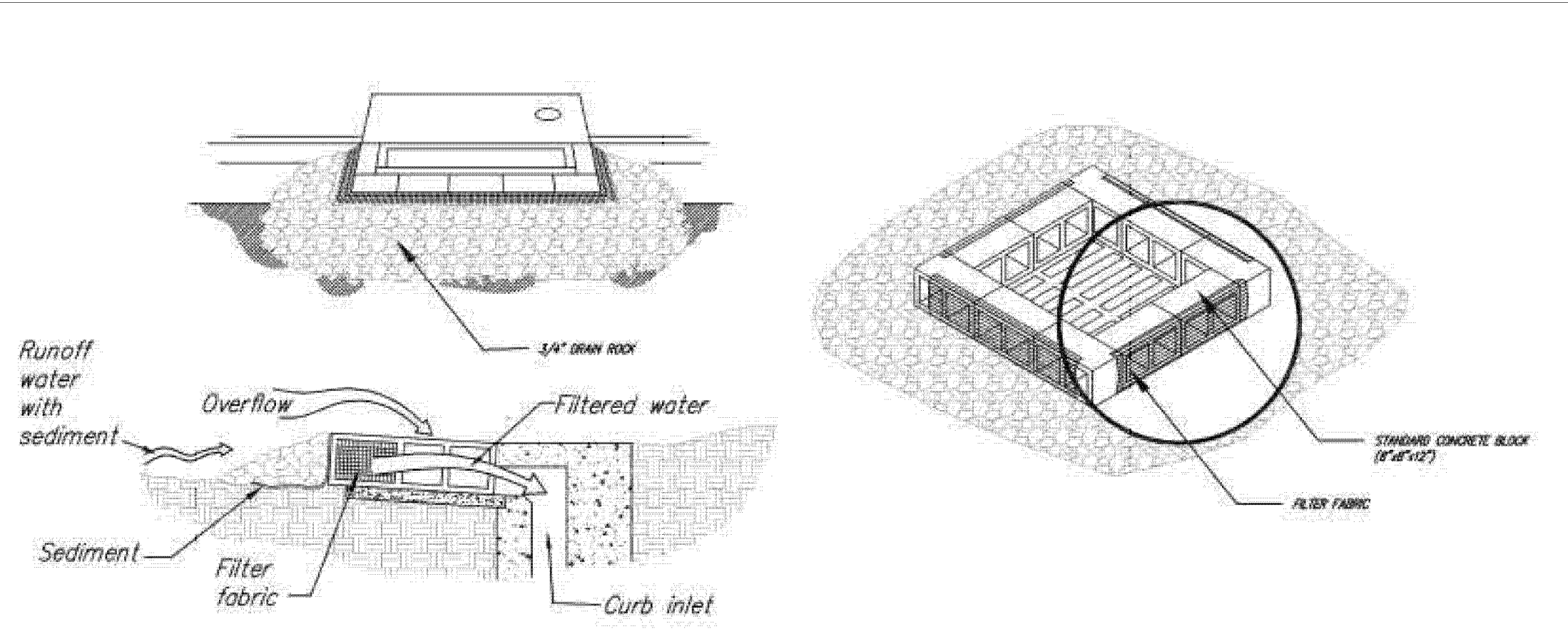


06/08/2023

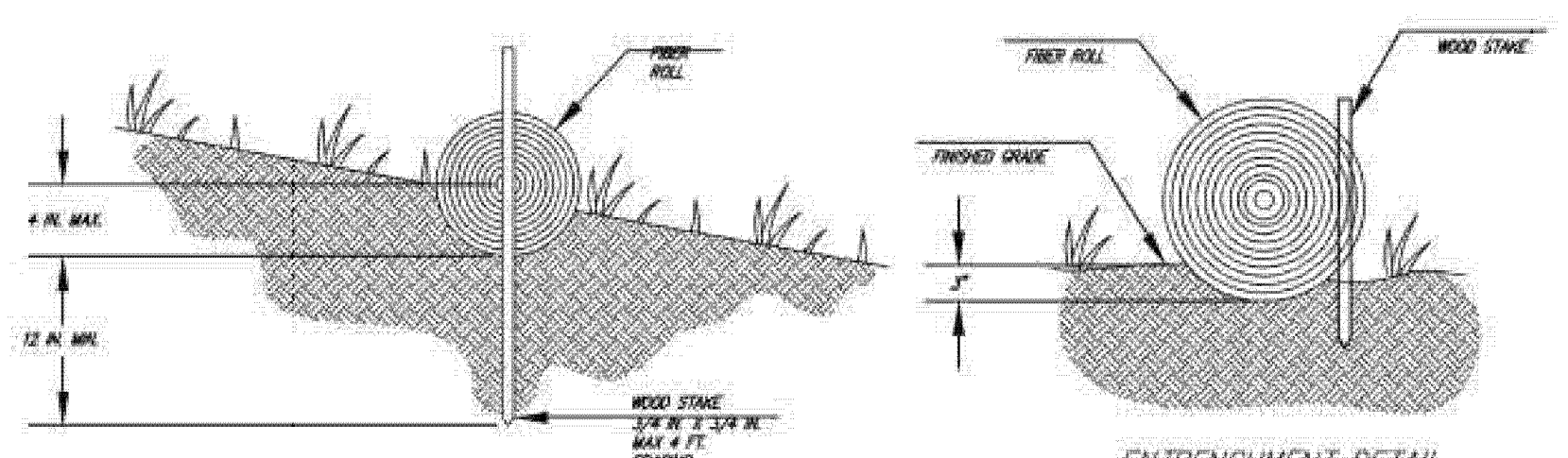


06/08/2023

A-4.1

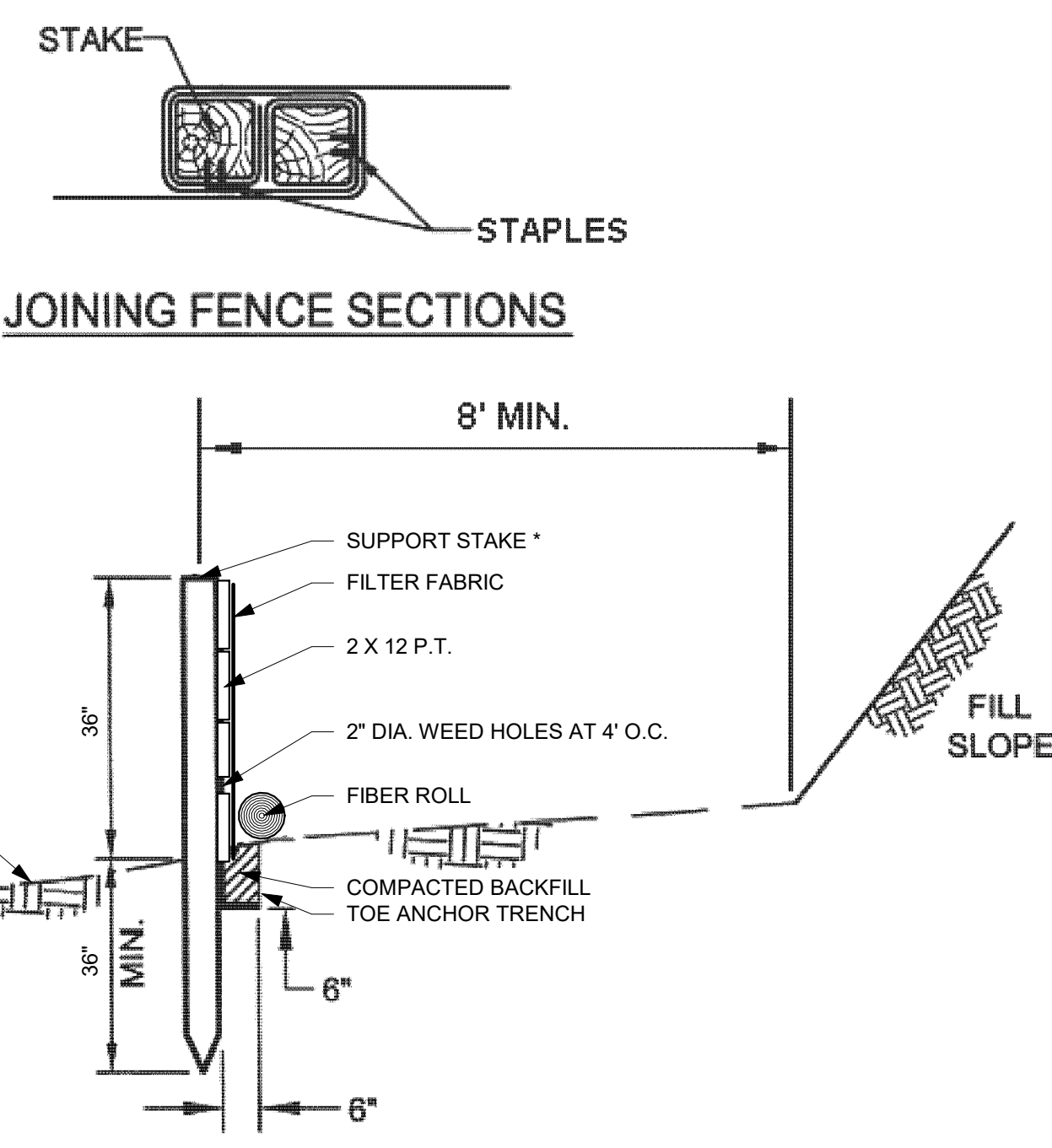


1 INLET PROTECTION N.T.S.

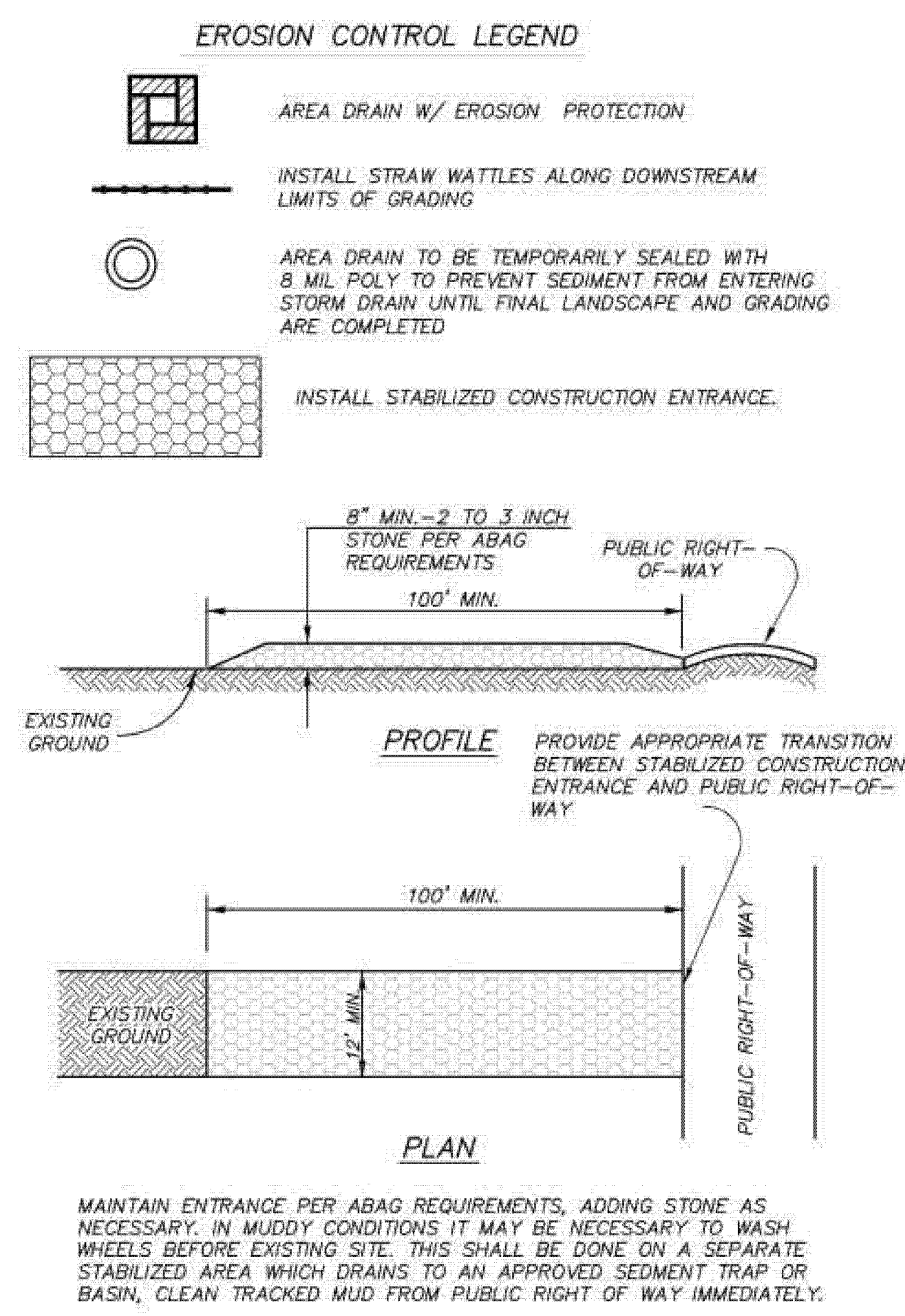


2 FIBER ROLL DETAIL N.T.S.

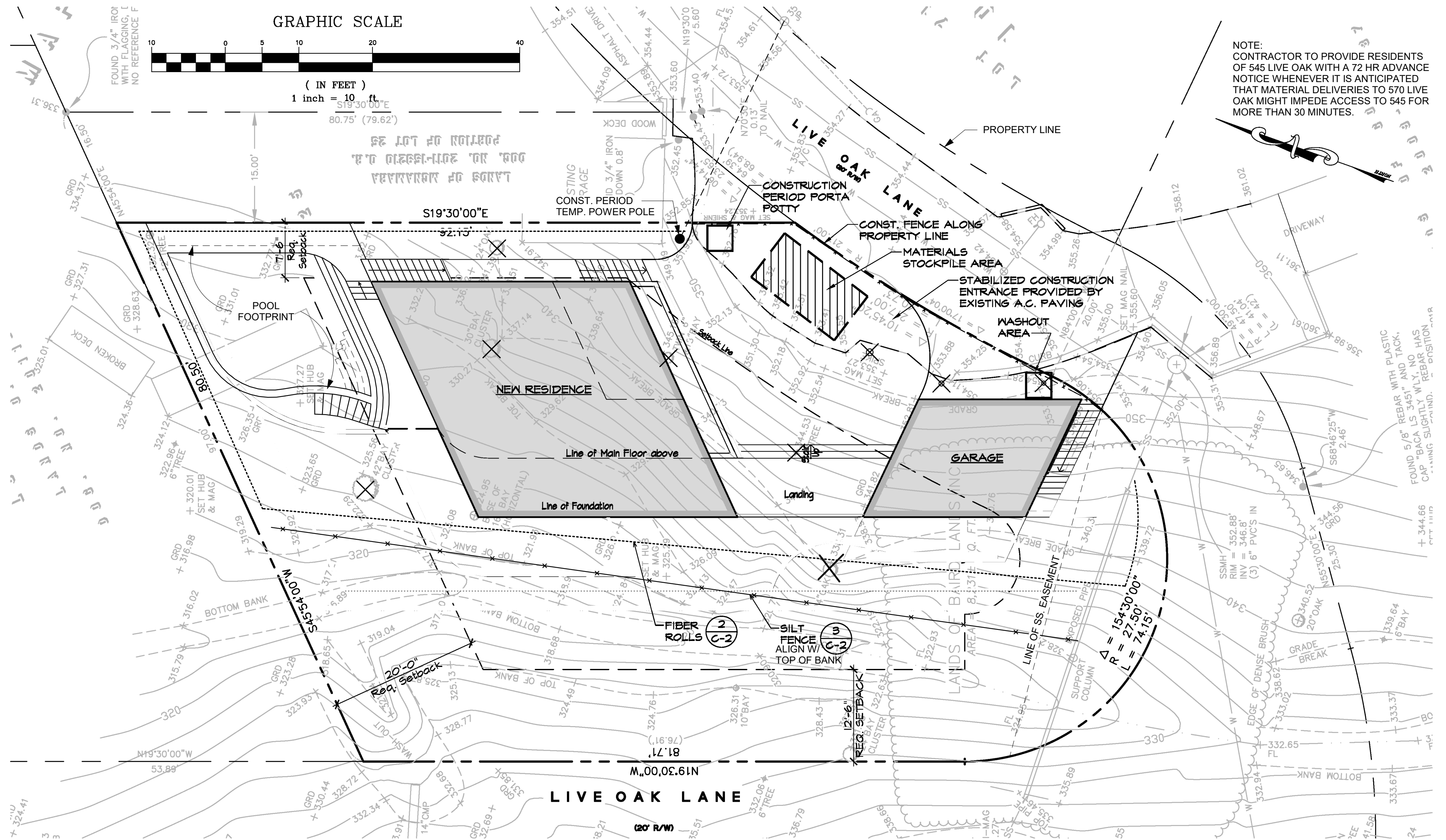
\* STAKES SPACED AT 4' O.C. MAX.  
USE 4 X 4 PT WOOD POSTS  
MIN. 36" EMBEDMENT



3 SILT FENCE DETAIL N.T.S.



4 STABILIZED CONSTRUCTION ENTRANCE N.T.S.



EROSION CONTROL PLAN WITH CONSTRUCTION MANAGEMENT REQUIREMENTS  
SCALE: 1"=10'-0"

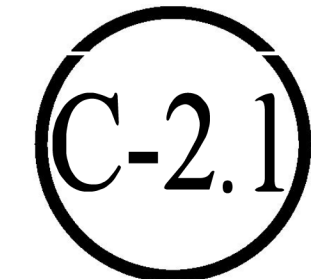
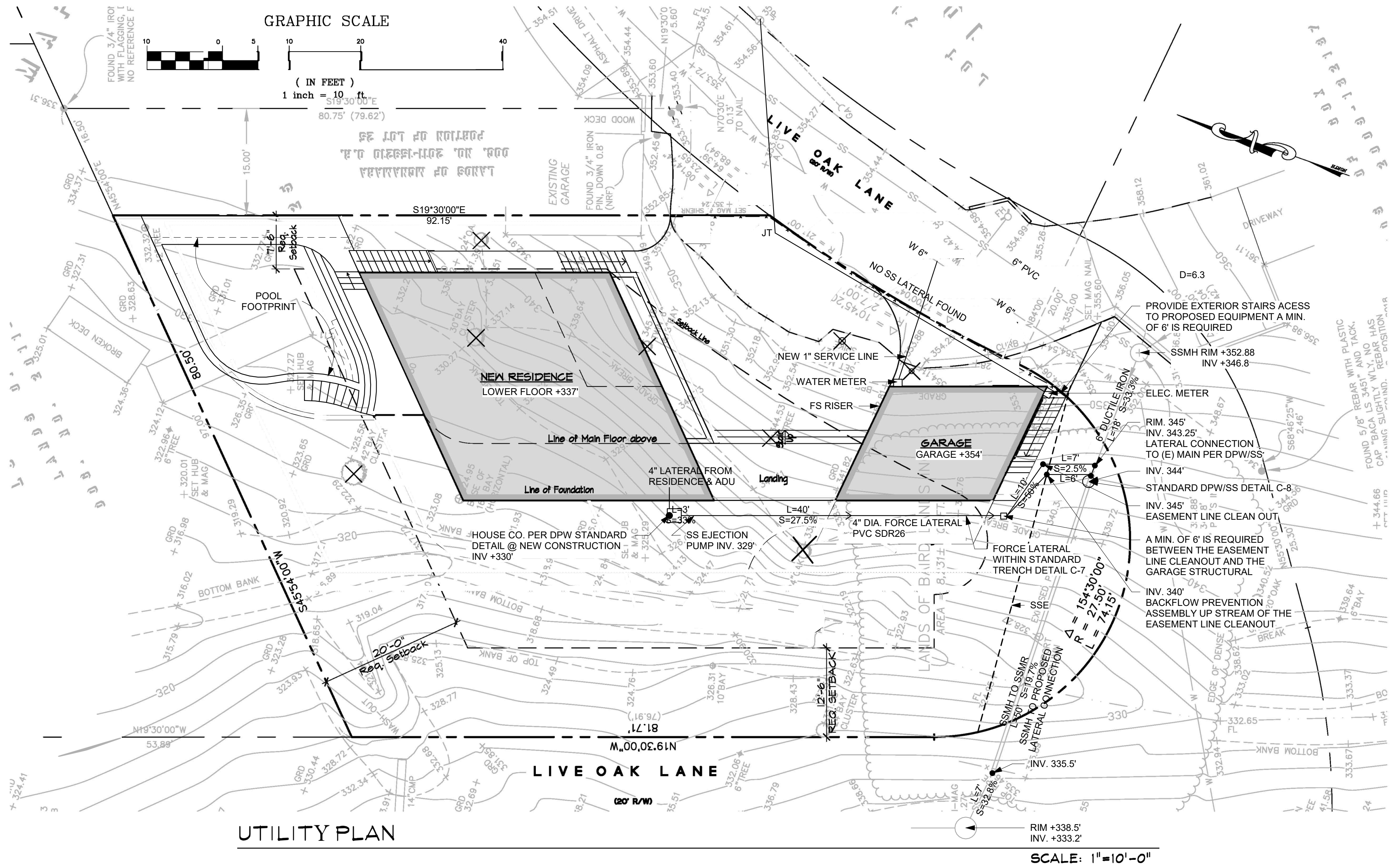
**EROSION CONTROL NOTES**

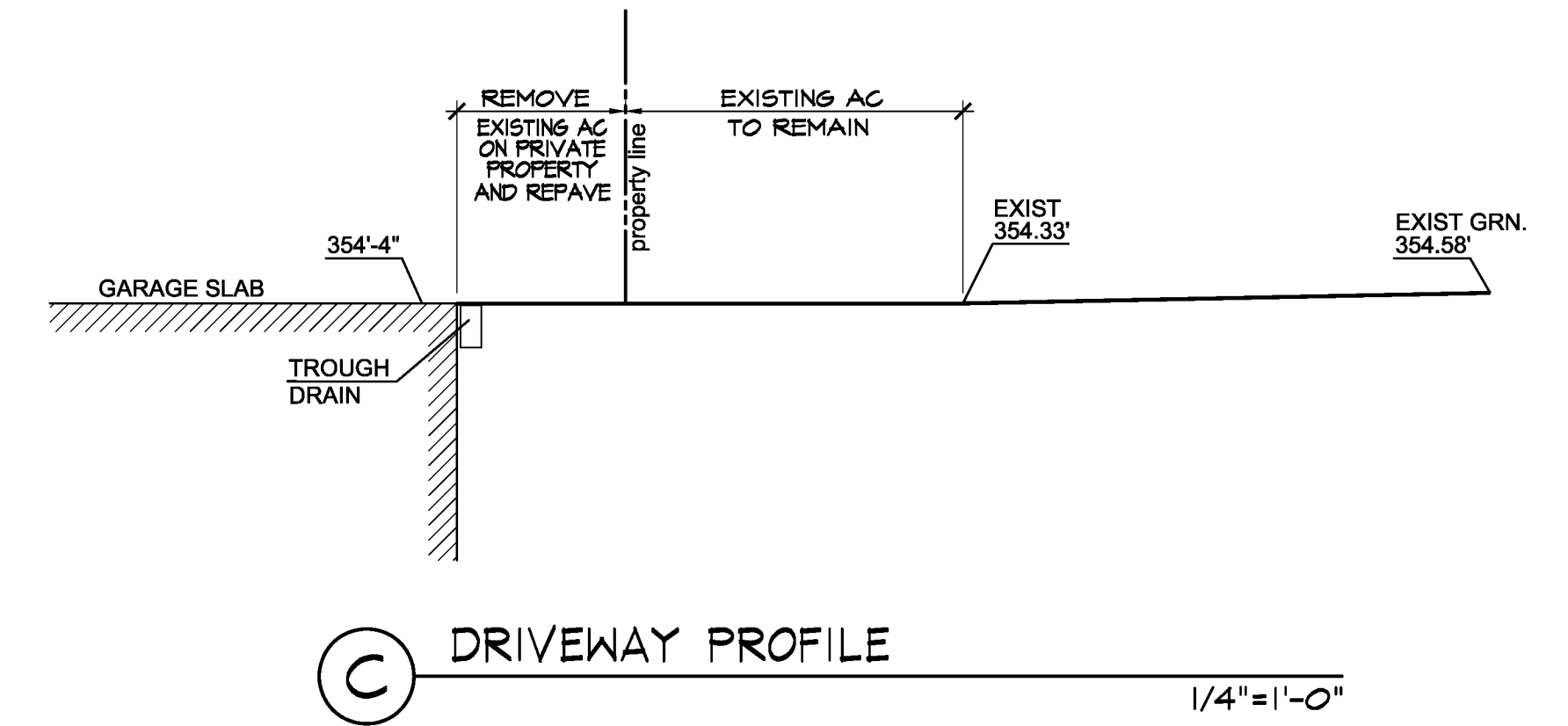
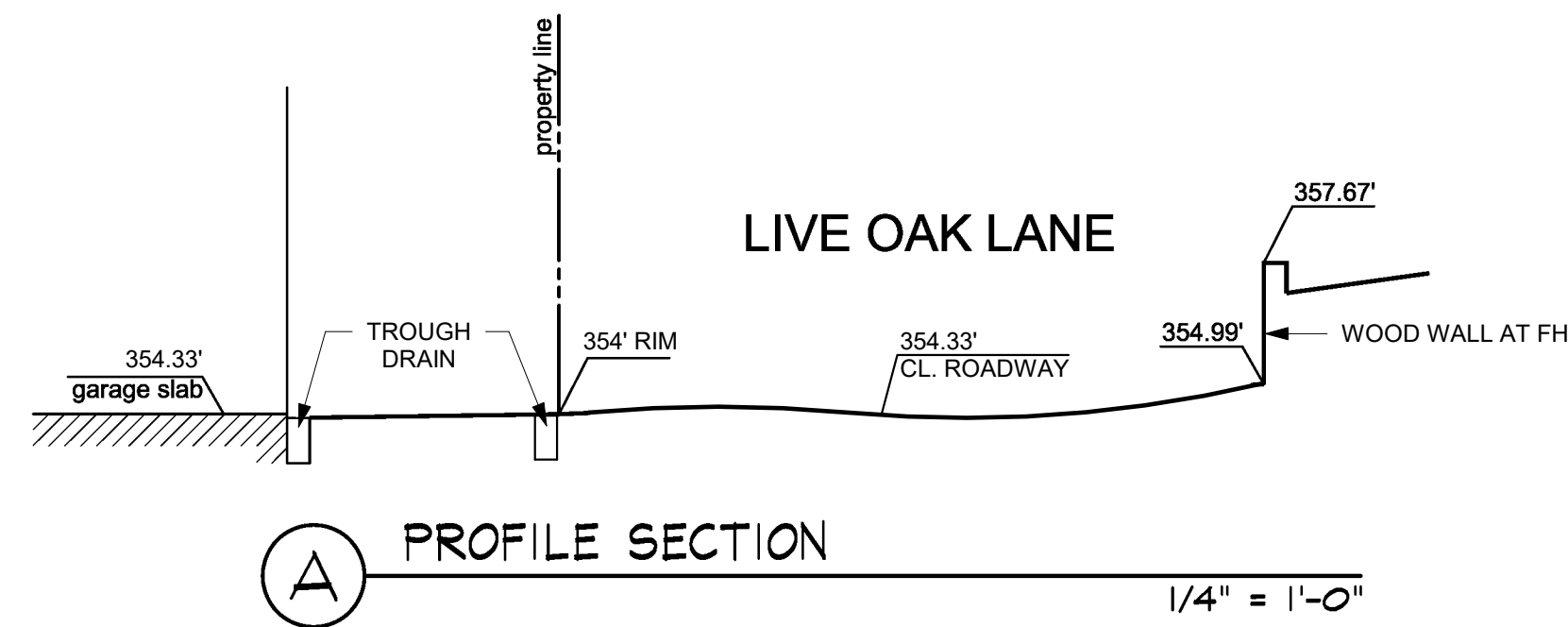
1. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEM.
2. SITE CONDITIONS AT THE TIME OF PLACEMENT OF EROSION CONTROL PLAN ARE SCHEMATIC MINIMUM REQUIREMENTS; THE FULL EXTENT OF EROSION CONTROL IS TO BE AS DIRECTED BY THE PROJECT GEOTECHNICAL CONSULTANT OF RECORD ON SITE.
3. SITE CONDITIONS AT THE TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES AS THE SITE CONDITIONS CHANGE AND AS THE NEEDS OF CONSTRUCTION SHIFT TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE SITE.
4. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
5. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREET IN A NEAT, CLEAN, DUST-FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEANUP ON ADJACENT STREET AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN'S RIGHT-OF-WAY.
6. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO A PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
7. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
8. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
9. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
10. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
11. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
12. IF EROSION DEVELOPS IN A TEMPORARY EROSION-PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS RECCURENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOLIDS FROM GETTING INTO THE CITY'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.
13. FIBER ROLLS SHALL BE INSTALLED PRIOR TO SEPTEMBER 15 AND SHALL REMAIN IN PLACE UNTIL LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO ENSURE THEIR PROPER FUNCTION.
  - A. FIBER ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES HALF THE HEIGHT OF THE ROLL.

EROSION CONTROL POINT OF CONTACT: FRED HERRING, (650) 591-1441

**STANDARD NOTES:**

- SANITARY SEWER CONNECTION AND TESTING MUST BE MADE IN THE PRESENCE OF A SEWER DISTRICT REPRESENTATIVE. THE SEWER DISTRICT OFFICE SHALL BE CONTACTED (650-363-4100) TO SCHEDULE INSPECTIONS. INSPECTIONS MUST BE SCHEDULED A MINIMUM OF ONE WORKING DAY PRIOR TO THE INSPECTION. NO INSPECTIONS SHALL OCCUR ON FRIDAYS, WEEKENDS OR HOLIDAYS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH THE SEWER DISTRICT.
- CARE MUST BE TAKEN TO PROTECT THE EXISTING SEWER DISTRICT FACILITIES WHEN A NEW SEWER LATERAL AND CONNECTION IS INSTALLED. ANY DAMAGE TO THE SEWER DISTRICT FACILITIES DURING THE INSTALLATION OF THIS NEW LATERAL SHALL BE REPAIRED BY THE APPLICANT PER THE SEWER DISTRICT STANDARD DETAILS AND AT THE APPLICANT'S EXPENSE. THE SEWER DISTRICT MUST BE NOTIFIED OF ANY DAMAGES TO THE SANITARY SEWER FACILITIES AND ANY REPAIRS MUST BE INSPECTED BY A SEWER DISTRICT REPRESENTATIVE.
- A VIDEO INSPECTION OF THE SEWER MAIN (MANHOLE TO MANHOLE) WHERE THE NEW LATERAL CONNECTS TO THE SEWER DISTRICT MAIN OR THE EXISTING CONNECTION IS TO BE REMOVED SHALL BE PERFORMED BY THE APPLICANT OR CONTRACTOR AND SUBMITTED TO THE SEWER DISTRICT FOR REVIEW AFTER LATERAL CONNECTION HAS BEEN MADE OR THE MAIN REPAIRED. THE VIDEO INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS DESCRIBED IN THE SPECIAL PROVISIONS FOR CLOSED CIRCUIT TELEVISION INSPECTION OF SANITARY SEWER MAINS (A COPY CAN BE OBTAINED FROM OUR WEBSITE AT [HTTP://PUBLICWORKS.SMCGOV.ORG/SEWER-SERVICES](http://PUBLICWORKS.SMCGOV.ORG/SEWER-SERVICES)). THE SEWER DISTRICT WILL REVIEW THE VIDEO INSPECTION TO DETERMINE WHETHER THE WORK PERFORMED IS ACCEPTABLE. ALL UNACCEPTABLE WORK SHALL BE CORRECTED TO THE SEWER DISTRICT'S SATISFACTION AT THE APPLICANT'S EXPENSE.





**DRAINAGE NOTE:**

FOUNDATION DRAINS (PERF. PIPING TO SOLID FALL LINES) ARE PIPED SEPARATELY FROM AREA DRAINS  
 AREA DRAINS FLOW (IN SOLID FALL LINES) TO DEBRIS BASINS AND DETENTION FACILITIES  
 ROADWAY RUNOFF CAPTURED AT PROP. LINE THROUGH DRAINS FLOWS TO AN ENERGY DISSIPATOR ABOVE THE EXISTING DRAINAGE SWALE

**3.2 RUNOFF CALCULATIONS**

IN ACCORDANCE WITH SAN MATEO COUNTY'S MINIMUM GUIDELINES, CALCULATIONS TO DETERMINE THE INCREASED IN POST-DEVELOPMENT PEAK RUNOFF AND REQUIRED ON-SITE STORAGE/RETENTION VOLUMES FOR THE PROJECT WERE BASED ON A 10-YEAR DESIGN STORM OF I-HOUR DURATION AND FACTOR OF SAFETY OF 1.2.

$\Delta Q$  60-MINUTE PEAK FLOW = 0.909 INCHES/HOURX (0.9-0.3)X 3089 SQ. FT./43,560 SQ. FT./ACRE = 0.039 CFS

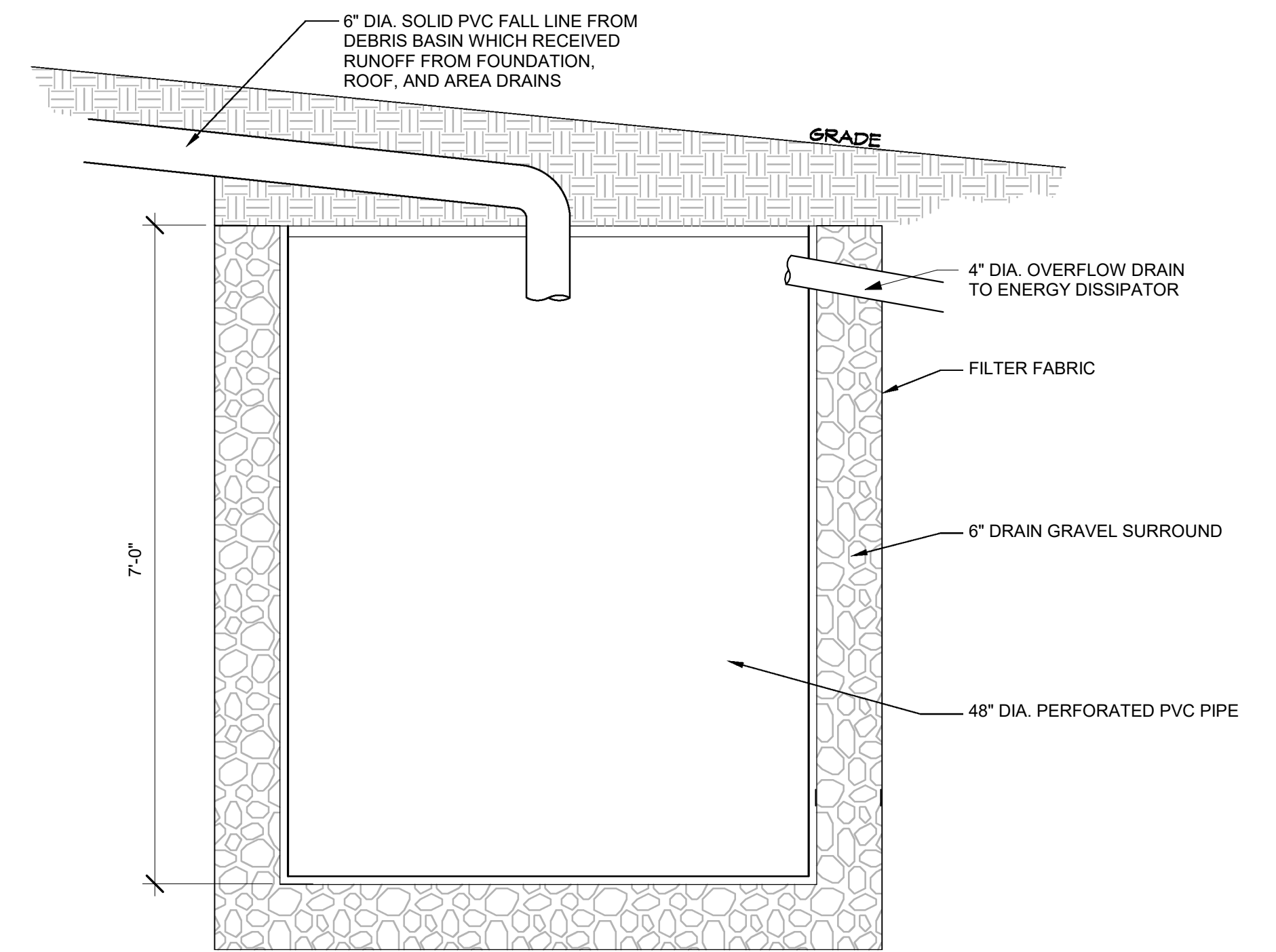
STORAGE VOLUME REQUIRED = 0.039 CFS X 60 SEC/MIN. X 60 MIN./HR = 140 CUBIC FEET X 1.20 (F.O.S.) = 167 CUBIC FEET

STORAGE VOLUME PROVIDED = 3.14 X 42/4 X 7 FEET X 2 FEATURES = 176 CUBIC FEET

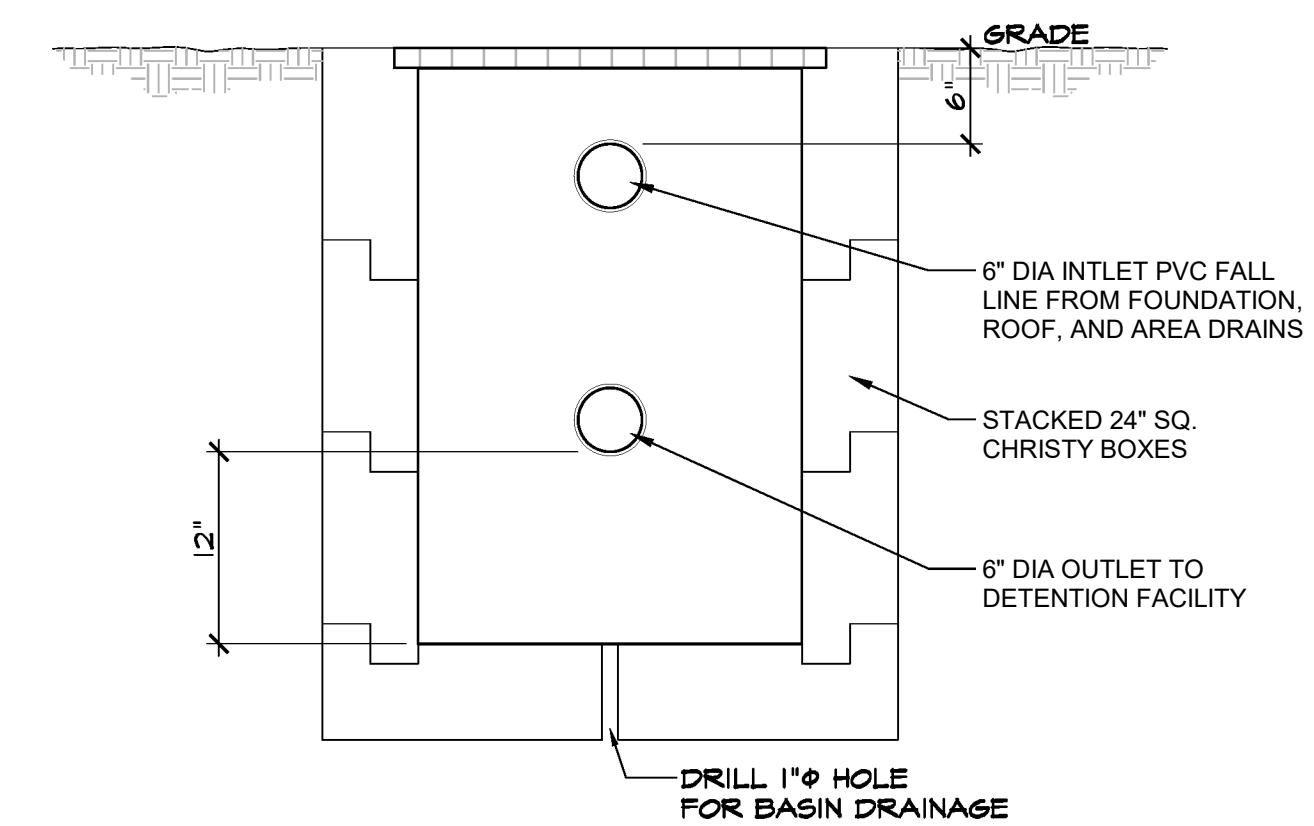
**3.3 PROJECT SITE DRAINAGE CONSIDERATIONS**

TO CONTAIN THIS VOLUME OF RUNOFF, IT IS PROPOSED TO ROUTE THE STONNWER TO A NEW STORAGE RETENTION FEATURE THAT CONSISTS OF (2) 7-FOOT LONG, 48-INCH, DIAMETER, PERFORATED PIPES WRAPPED IN FILTER FABRIC AND SURROUNDED BY GRAVEL.

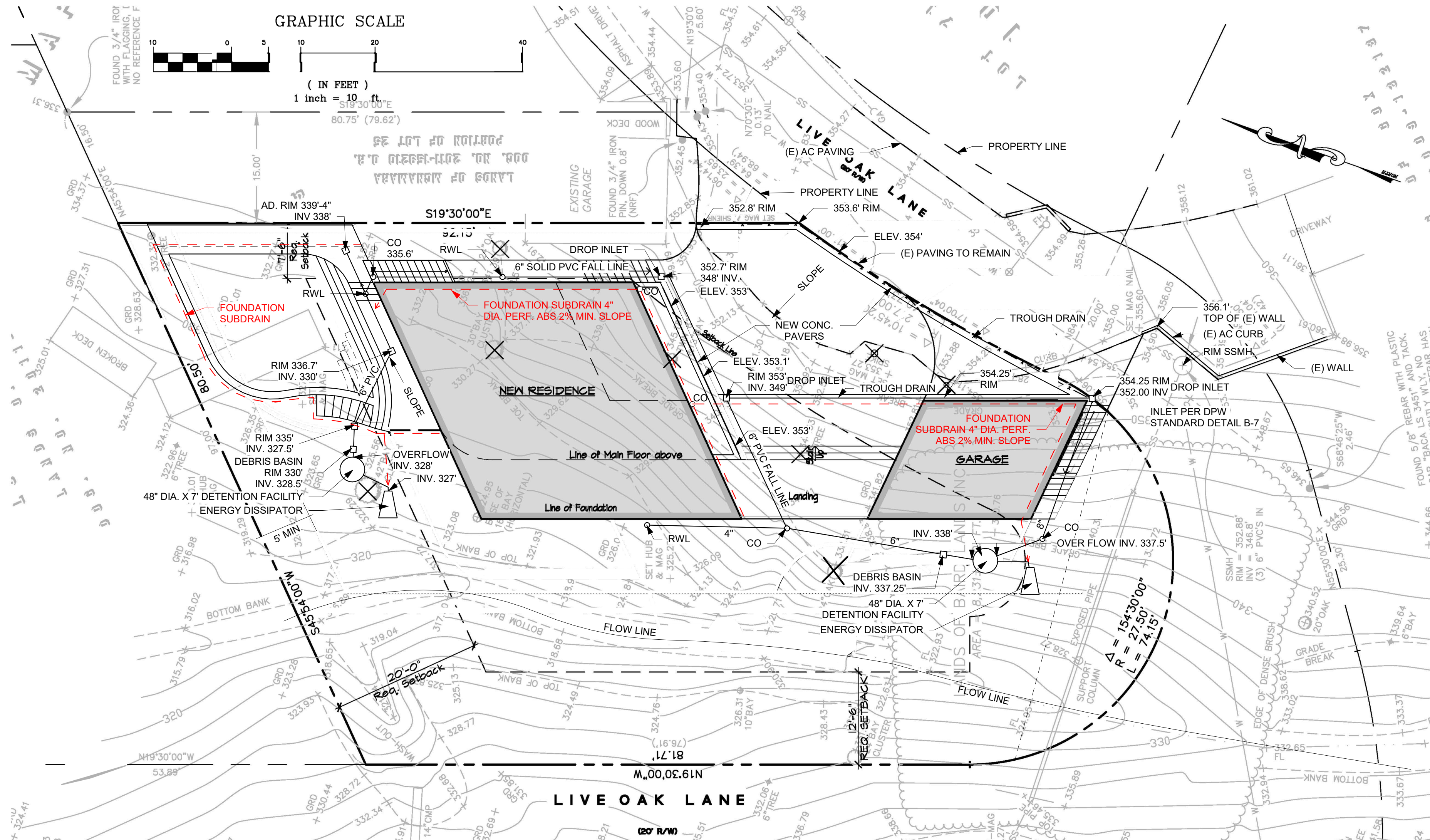
DUE TO THE OVER-FLOW DESIGN OF THE ON-SITE RETENTION SYSTEM, A 4-INCH DIAMETER DISCHARGE PIPE FROM THE SYSTEM WILL BE REQUIRED. THIS DISCHARGE PIPE SHOULD DAYLIGHT AT AN ENERGY DISSIPATOR DEVICE TO MINIMIZE EROSION AT THE DISCHARGE.



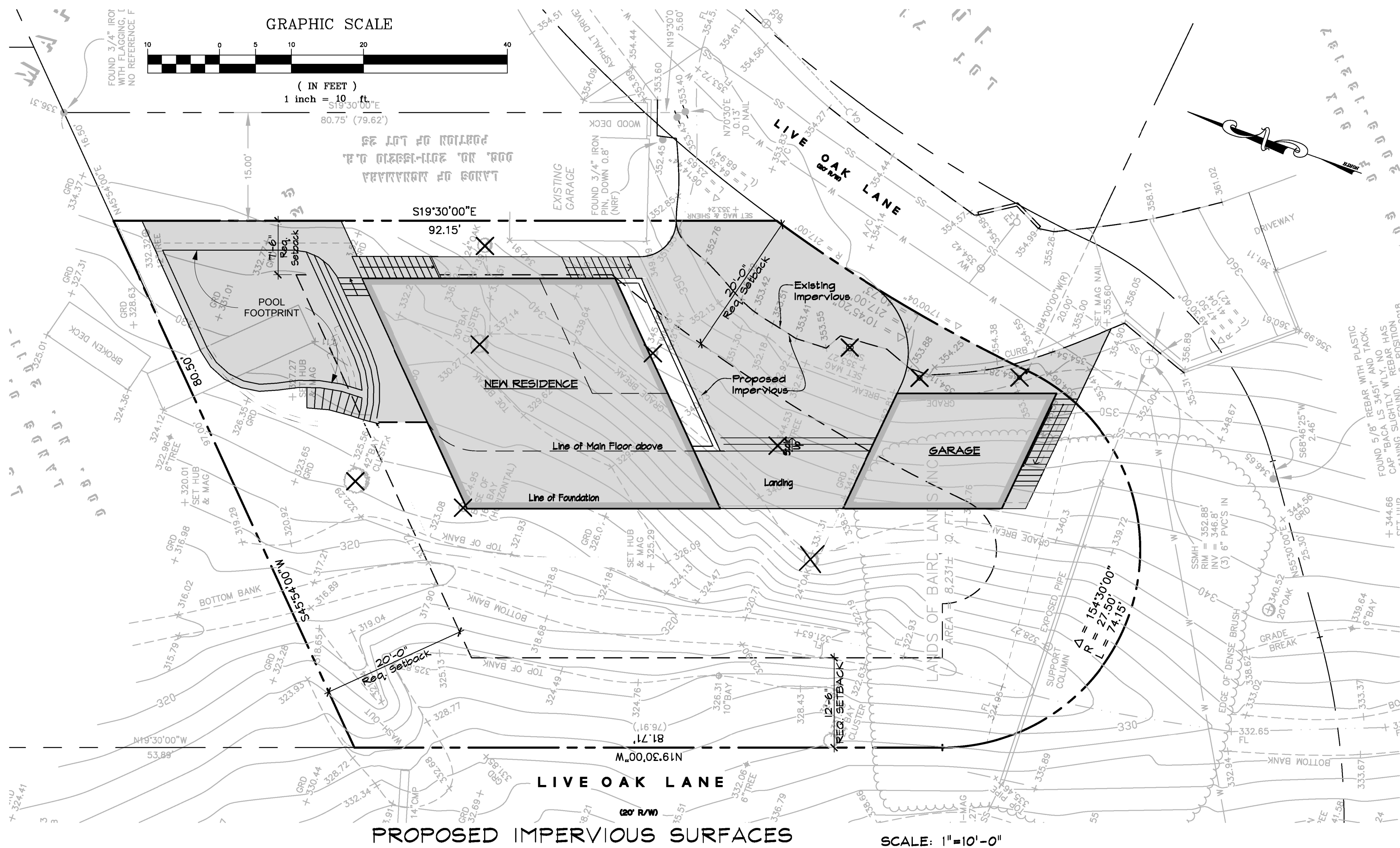
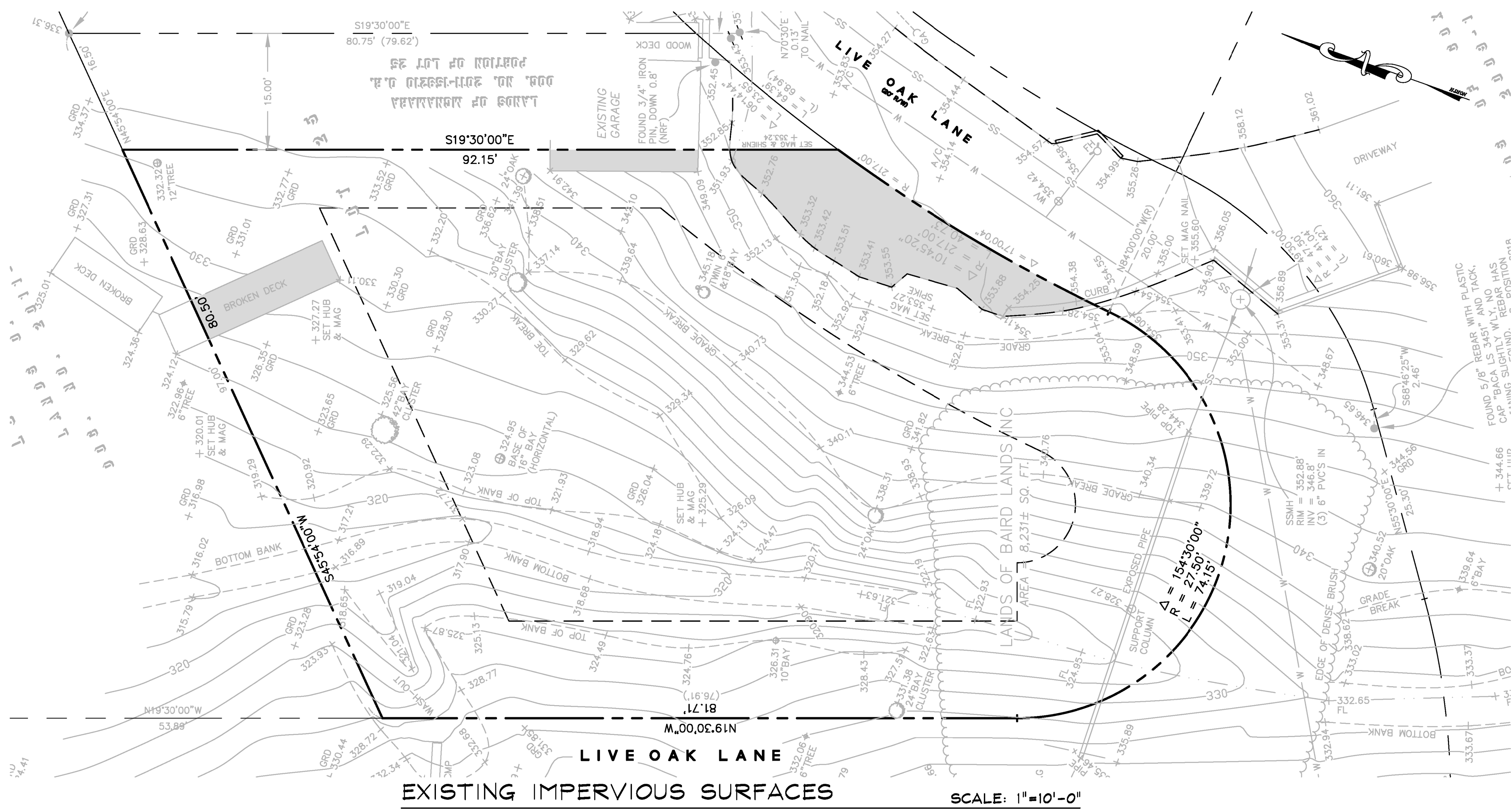
**1 STORAGE / DETENTION FACILITY**  
 H&W-1\_Detention\_Facility SCALE: 1"=1'-0"



**2 SILT DEBRIS BASIN**  
 H&W-2\_Debris\_Basin SCALE: 1"=1'-0"



**GRADING & DRAINAGE PLAN**  
 SCALE: 1"=10'-0"



**C3 and C6 Development Review Checklist**

Project Name: **0 LIVE OAK LANE** Case Number: \_\_\_\_\_

Project Address & Cross St: **657-163-690** Project Watershed: **LAA** Slope on Site: **N**

Applicant Name: **HERRING & WORLEY INC.** Applicant Email Address: **fn171@hgw.com**

Development Type:  Single Family Residential: Stand-alone home that is not part of a larger project.  Multi-Family Residential: Two or more lot residential development. # of units: \_\_\_\_\_

Project Description: **NEW SINGLE-FAMILY RESIDENCE ON VACANT LOT**

LA.2 Total Area of Site: **189** acres **8232/43560**

LA.3 Total Area of Land Disturbed during construction (includes clearing, grading, excavating and stockpile area): **080** acres **3500/43560**

LA.5 Certification: Name of person completing the form: **FREDRICK L. HERRING** Title: **Site Engineer**

**Worksheet A** C3 and C6 Development Review Checklist

**C6 - Construction Stormwater BMPs**

Include the following Construction BMPs on the Erosion Control Plan: (Apply to all projects with earthwork)

Yes	Plan Sheet	BMP Management Practice (BMP) Notes
<input checked="" type="checkbox"/>	C-2.0	Erosion Control Plan of Control (Provide an Erosion Control Plan of Control including name, site identification, area, and erosion control. The ECP must be approved by the County before construction begins.)
<input checked="" type="checkbox"/>	C-3.0	Perform clearing and earthmoving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and maintained throughout the project.
<input checked="" type="checkbox"/>	C-3.0	Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all disturbed areas and maintain erosion control measures continuously between October 1 and April 30.
<input checked="" type="checkbox"/>	C-3.0	Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
<input checked="" type="checkbox"/>	C-3.0	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and waterways.
<input checked="" type="checkbox"/>	C-3.0	Use sediment control or filtration to remove sediment when disturbing site and obtain Regional Water Quality Control Board (RWQCB) permits, as necessary.
<input checked="" type="checkbox"/>	C-3.0	Avoid clearing, grading or retaining walls on-site, except in a designated area where wash water is contained and treated.
<input checked="" type="checkbox"/>	C-3.0	Limit and time applications of pesticides and herbicides to prevent runoff.
<input checked="" type="checkbox"/>	C-3.0	Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
<input checked="" type="checkbox"/>	C-3.0	Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and Construction BMP Management Practices.
<input checked="" type="checkbox"/>	C-3.0	Placement of erosion materials at these locations are required on weekends and during rain events. (All equipment)
<input checked="" type="checkbox"/>	C-3.0	The areas delineated on the plans for grubbing, storage, etc., shall not be disturbed or "run" over.
<input checked="" type="checkbox"/>	C-3.0	Construction sites are required to have erosion control materials on-site during the "off season".
<input checked="" type="checkbox"/>	C-3.0	Dust control is required year-round.
<input checked="" type="checkbox"/>	C-3.0	Erosion control materials shall be stored on-site.
<input checked="" type="checkbox"/>	C-3.0	Use of plastic sheeting between October 1 and April 30 is not acceptable, unless for use on woodpiles where the woodpile is also protected with clear plastic sheeting the same as the woodpile. This protection must be in place before any demolition, grading, excavating or grubbing is started.

**IMPERVIOUS AREA SUMMARY**

Existing Conditions (Pre-Project)	A	B	C	D
Total Area of Parcel		A	8232	
Existing Pervious Area		B	7675	
Existing Impervious Area		C	557	
Existing % Impervious		D	6.8%	
<b>Proposed Changes</b>				
Existing Impervious Area to be Retained		E	402	
Existing Impervious Area to be Replaced w/New Impervious Area		F	2684	
Existing Pervious Area to be Replaced w/New Pervious Area		G	2684	
New Impervious Area (Created and/or Replaced)		H	2684	
Existing Impervious Area to be Replaced w/New Pervious Area		I	155	
Net Change in Impervious Area		J	2529	
<b>Proposed Conditions (Post-Project)</b>				
Proposed Pervious Area		K	5143	
Proposed Impervious Area*		L	3089	
*Verify that K + L = A				
Proposed % Impervious		M	37.5%	

**C3 AND C6 FORMS**

**C3 and C6 Development Review Checklist**

LA.1 Enter Project Data (For "C3 Regulated Projects," data will be reported on the municipality's stormwater Annual Report.)

Type of Impervious Surface	LA.1.1	LA.1.2	LA.1.3	LA.1.4	LA.1.5
Roads	557	602	0	372	673
Impervious sidewalks, paths, driveways, stoops	0	0	0	693	693
Impervious uncovered parking	0	0	0	0	0
<b>LA.1.7 - Total Impervious Surface Replaced and Created (sum of total for columns LA.1.1 and LA.1.6)</b>					<b>3089</b>

LA.2 Please review and attach additional worksheets as required below using the Total Impervious Surface (IS) Replaced and Created in total IS.1.1 from Table 1.8. Above and other sections:

Check that all apply:	Check Yes/No	Attach Worksheet
1.8.2.1 Does the project involve any earthwork?	<input checked="" type="checkbox"/>	A
1.8.2.2 Is the project a C3 Regulated Project?	<input checked="" type="checkbox"/>	B, C
1.8.2.3 Is the project a C3 Regulated Project with a total impervious surface (IS) greater than 10,000 sq ft?	<input checked="" type="checkbox"/>	D
1.8.2.4 Is the project a C3 Regulated Project with a total impervious surface (IS) greater than 10,000 sq ft and a total impervious surface (IS) greater than 10,000 sq ft?	<input checked="" type="checkbox"/>	E
1.8.2.5 Is the project a C3 Regulated Project with a total impervious surface (IS) greater than 10,000 sq ft and a total impervious surface (IS) greater than 10,000 sq ft?	<input checked="" type="checkbox"/>	F
1.8.2.6 Is the project a C3 Regulated Project with a total impervious surface (IS) greater than 10,000 sq ft and a total impervious surface (IS) greater than 10,000 sq ft?	<input checked="" type="checkbox"/>	G
1.8.2.7 Is the project a C3 Regulated Project with a total impervious surface (IS) greater than 10,000 sq ft and a total impervious surface (IS) greater than 10,000 sq ft?	<input checked="" type="checkbox"/>	H

**Worksheet B** C3 and C6 Development Review Checklist

**C3 - Source Controls**

Select appropriate source controls and identify the details sheet where these elements are shown.

Yes	Plan Sheet	Feature that requires source control measures	Source Control Measures (Refer to Local Source Control List for detailed requirements)
<input checked="" type="checkbox"/>	N.A.	Storm Drain	Mark on-site plans with the words "No Dumping Flows to Bay" or equivalent.
<input checked="" type="checkbox"/>	N.A.	Floor Drains (non-residential)	Plumb interior floor drains to sanitary sewer <sup>1</sup> (if prohibited)
<input checked="" type="checkbox"/>	N.A.	Parking garage (non-single-family residential)	Plumb interior parking garage floor drains to sanitary sewer <sup>1</sup>
<input checked="" type="checkbox"/>	L-2	Landscaping (all project types)	1. Retain existing vegetation as practicable. 2. Select diverse species appropriate to the site. Include plants that are pest-free and disease resistant, drought tolerant, and/or attract beneficial insects. 3. Minimize use of pesticides and quick-release fertilizers. 4. Use efficient irrigation systems, design to minimize runoff. 5. Provide connection to the sanitary sewer to facilitate draining <sup>2</sup>
<input checked="" type="checkbox"/>	N.A.	Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: • Connected to a grease interceptor prior to sanitary sewer discharge. • Large enough for the largest pot or piece of equipment to be cleaned. • Includes or is an outdoor roofed area designed to prevent stormwater run-on and runoff. • Includes a floor drain connected to the sanitary sewer.
<input checked="" type="checkbox"/>	N.A.	Refuse Areas (non-single-family residential)	• Provides a roofed and enclosed area for dumpsters, recycling containers, etc. designed to prevent stormwater run-on and runoff. • Connects any drains to or through dumpsters, compressors, and fallow bin areas serving food service facilities to the sanitary sewer.
<input checked="" type="checkbox"/>	N.A.	Outdoor Process Activities (non-residential)	Perform process activities either indoors or in a roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.
<input checked="" type="checkbox"/>	N.A.	Outdoor Equipment Materials Storage (non-residential)	• Cover the area or design to avoid pollutant contact with stormwater runoff. • Locate area only on paved and contained areas. • Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer <sup>1</sup> and contain by berms or similar.
<input checked="" type="checkbox"/>	N.A.	Vehicle Equipment Cleaning (non-single-family residential)	• Roofed, paved and berm walls area to prevent stormwater run-on and runoff, drains to the sanitary sewer, and acts as a designated wash area. • Commercial car wash facilities shall discharge to the sanitary sewer.
<input checked="" type="checkbox"/>	N.A.	Vehicle Equipment Repair and Maintenance (non-single-family residential)	• Designate repair/maintenance area indoors, or an outdoor area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. • No floor drains unless permitted prior to discharge to the sanitary sewer. • Connect containers or sinks used for parts cleaning to the sanitary sewer.
<input checked="" type="checkbox"/>	N.A.	Fuel Dispensing Areas (non-residential)	• Fueling areas shall be impermeable surface that is a minimum 1/2" thick and designed to prevent pooling and is repaired from the rest of the site by a grade break. • Canopy shall extend at least 10 ft in each direction from each pump and drain away from building.
<input checked="" type="checkbox"/>	N.A.	Loading Docks (non-residential)	• Cover and/or grade to minimize run-on and runoff from the loading area. • Position downspouts to drain stormwater away from the loading area. • Drain water from loading dock areas to the sanitary sewer. • Install door seals between the trailers and the building.
<input checked="" type="checkbox"/>	C-3.0	Fire Sprinklers (all project types)	Design for discharge of fire sprinkler test water to landscape or sanitary sewer.
<input checked="" type="checkbox"/>	N.A.	Miscellaneous Drains or Wash Water (all project types)	• Drain condensate of an air conditioning unit to landscape. Large air conditioning units may connect to the sanitary sewer. • Roof drains from equipment shall be discharged into an area where practicable. • Drain toilet drain lines, roof the equipment, all wash water to sanitary sewer.
<input checked="" type="checkbox"/>	N.A.	Architectural Copper Rise Water (all project types)	• Drain rise water to landscape, discharge to sanitary sewer <sup>1</sup> or collect and dispose properly off-site. See Item "Requirements for Architectural Copper"

**Worksheet C** C3 and C6 Development Review Checklist

**Low Impact Development - Site Design Measures**

Select appropriate site design measures and identify the Plan Sheet where these elements are shown.

Yes	Plan Sheet Number	Site Design Measure
<input checked="" type="checkbox"/>	C-3.0	Direct roof runoff into vegetated areas.
<input checked="" type="checkbox"/>	C-3.0	Direct runoff from sidewalks, walkways, and/or patios into vegetated areas.
<input checked="" type="checkbox"/>	C-3.0	Direct runoff from driveways and/or uncovered parking lots into vegetated areas.
<input checked="" type="checkbox"/>	C-2.0	Construct sidewalks, walkways, and/or patios with pervious or permeable surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) downloadable at <a href="http://www.socalwater.org/development">www.socalwater.org/development</a> .
<input checked="" type="checkbox"/>	C-2.0	Construct bike lanes, stairways, and/or uncovered parking lots with pervious surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) downloadable at <a href="http://www.socalwater.org/development">www.socalwater.org/development</a> .
<input checked="" type="checkbox"/>	C-1.0	Limit disturbance of natural water bodies and drainage systems, minimize compaction of highly permeable soils, protect slopes and channels, and minimize impacts from stormwater and other runoff on the biological integrity of natural drainage systems and water bodies.
<input checked="" type="checkbox"/>	C-4.0	h. Conserve natural areas, including existing trees, other vegetation and soils. i. Minimize impervious surfaces.

Regulated Projects can also consider the following site design measures to reduce treatment system sizing:

Yes	Plan Sheet Number	Site Design Measure
<input checked="" type="checkbox"/>	j	Self-treating area (see Section 4.2 of the C3 Technical Guidance)
<input checked="" type="checkbox"/>	k	Self-retaining area (see Section 4.3 of the C3 Technical Guidance)
<input checked="" type="checkbox"/>	l	Plant or pressure intercepter trees (Section 4.1, C3 Technical Guidance)



Mayne Tree Expert Company, Inc.

ESTABLISHED 1931
CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS
RICHARD L. HUNTINGTON
PRESIDENT
JEROMEY INGALLS
CONSULTANT/ARBORIST

September 6, 2019

Mr. Fred Herring
Herring & Worley Inc.
1658 El Camino Real
San Carlos, CA 94070

Dear Mr. Herring,
RE: LIVE OAK LANE (LOT), REDWOOD CITY (UNINCORPORATED) APN: 057-163-090
ARBORIST REPORT

At your request, I visited the above-referenced site on August 22, 2019. The purpose of my visit was to inspect the trees onsite that are larger than six inches in diameter and any trees larger than six inches in diameter located within ten feet of the property line.

Limitations of this Report

This report is based on a visual-only inspection that took place from ground level. I accept no responsibility for any unseen or undocumented defects associated with this site or in this report.

Method

Each tree identified within this report is given a number. Unless otherwise noted in the report, this number is scribed onto a metal foil tag and placed on the trunk of the tree at eye level. This number is also placed on the provided site map to show the approximate location of the tree on the property. The diameter of each tree was found by measuring the tree trunk at fifty-four inches off the natural grade as described in the San Mateo County Significant Tree Ordinance. The height and canopy spread of each tree has been estimated to give the approximate dimensions for each tree. A condition rating is given to each tree. This rating is based on form and vitality and can be further defined by the following table:

Table with 4 columns: Diameter (inches), Condition (percent), Height (feet), Spread (feet). Ratings range from Very Poor (29) to Excellent (100).

Lastly, a comments section is provided for each tree to give more individual detail about the tree and its surrounding environment.

Live Oak Ln. (lot), Redwood City 2 September 6, 2019

Tree Survey table with 5 columns: Tree #, Species, Diameter (inches), Condition (percent), Height (feet), Spread (feet), Comments. Lists trees 1 through 8 with detailed observations.

Live Oak Ln. (lot), Redwood City 3 September 8, 2019

Tree Survey table with 5 columns: Tree #, Species, Diameter (inches), Condition (percent), Height (feet), Spread (feet), Comments. Lists trees 9 through 13 with detailed observations.

Observations

This is an undeveloped site with an abundance of vegetation throughout. A creek with steep banks is present near the western side of the plot and there is an abundance of vines, poison oak, and volunteer brush surrounding the trees.

Tree #4 is located along the left side of the property. Soil and other organic material cover the root crown. The lower trunk has an abundance of frass, which is digested wood material exuded by ambrosia bark beetles.

This tree has an abundance of significant defects that dramatically increase the likelihood of the tree dying. I recommend spraying the lower trunk to control the bark beetles and monitoring the tree for approximately 1 month to see if the tree will recover.

Live Oak Ln. (lot), Redwood City 4 September 6, 2019

Trees #2-#4 are all Jacarandas planted along the street, near the end of the walkway. It is unclear if these trees are considered street trees, so a final determination will be needed. Soil and other organic material cover the root crowns of all three trees.

I recommend inquiring with the County of San Mateo as to what easements are present on this street, i.e., how much of the side of the road is considered County property, before performing any work on these trees.

Tree #5 is a Plum located just downhill from the street. Soil and other organic material cover the root crown. There is a two-stem attachment at 5 feet and an abundance of interior deadwood.

Tree #6 is a Coast Live Oak located on the side of the creek bank. I found a significant amount of evidence of an ambrosia beetle attack on the lower trunk of this tree. The large amount of frass (sawdust) on the lower trunk indicates the attack on the tree has been ongoing for some time.

I believe this tree is declining rapidly from the bark beetle attack. I do not believe this tree will survive long-term. I recommend treating the trunk for the ambrosia beetles and monitoring the health of this tree for the next month to determine if the tree will survive.

Tree #7 is a California Bay Laurel located on the creek bank opposite the street. Soil and other organic material cover the root crown of this tree. It has a multi-stem attachment at its base and ivy growing up the trunk into the canopy.

Tree #8 is a California Bay Laurel located on the creek bank opposite the street. This tree leans to the southeast, has dead ivy on the trunk, and a codominant top at 40 feet.

Tree #9 is a California Bay Laurel just below the street on the right side of the property. Soil and other organic material partially cover the root crown of this tree; I found a Ganoderma conk located on the lower trunk at the base, there a 6-inch stem near the base; the whole tree leans to the north; and there is an abundance of interior deadwood throughout the canopy.

I recommend removal of this tree. However, if this tree is to remain, I recommend routine tree maintenance that should include exposing the root crown, removing the interior deadwood, and removing of the 6-inch stem near its base.

Live Oak Ln. (lot), Redwood City 5 September 6, 2019

Tree #10 is a Coast Live Oak located along the right side of the property near the neighboring garage. Soil and other organic material partially cover the root crown of this tree; there is a significant amount of ivy growing up the trunk and mostly covering the canopy.

I recommend removal of this tree due to its poor form and vigor.

Tree #11 is a California Bay Laurel that has multiple stems growing from its base. The whole tree leans significantly to the west; it has poor form and fair vigor. I found several areas of Poison Oak around the base.

I recommend removal of this tree, as the main stem blocks the creek during the wet season which could lead to additional obstructions and flooding of the area.

Tree #12 is a California Bay Laurel that has fallen over and continued to grow vertical sprouts that are forming a new canopy. The tree crosses the creek and has an abundance of sprouts at its base.

I recommend removal of this tree, as all of the stems are weakly attached and have a high potential of failure.

Summary

This is an undeveloped lot where very little, or no, tree/landscape maintenance has ever occurred. Because of this, there is an abundance of defects and declining trees present throughout the property.

Trees #1 and #6 are large Oaks that have severe infestations of ambrosia bark beetles and have a high likelihood of dying in the near future.

Trees #2, #3, and #4 are all small trees that need verification of ownership by the County or homeowner. If it is determined that the County is not the owner, the fate of these trees is up to the discretion of the property owner.

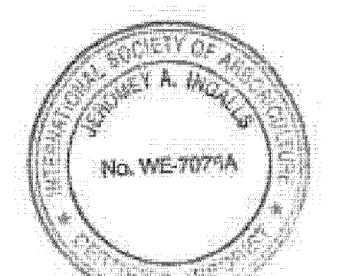
Trees #9, #11, #12, and #13 are all California Bay Laurels that have poor form. I recommend removal of these trees to allow better access to the site and to reduce the potential for future failures.

Live Oak Ln. (lot), Redwood City 6 September 6, 2019

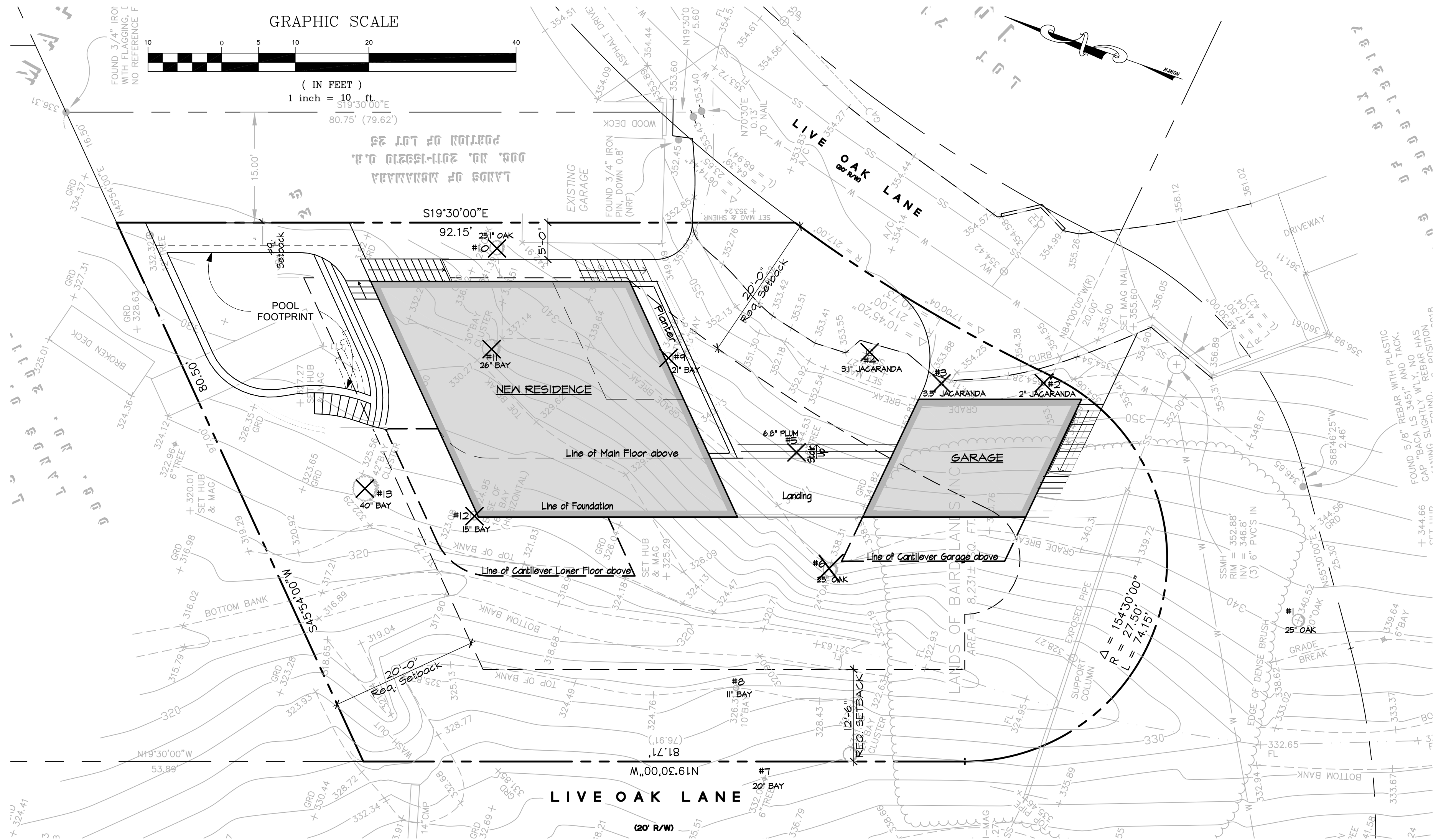
All tree work performed as a result of this report should be accomplished by a qualified licensed tree care professional. If I can be of further assistance, please contact me at my office. I believe this report is accurate and based on sound arboricultural principles and practices.

Sincerely,

Jeromey A. Ingalls
Certified Arborist WE #7076A

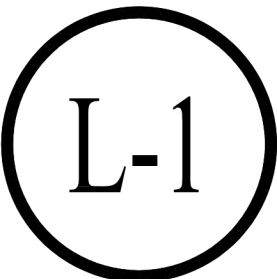


JAI:pmd

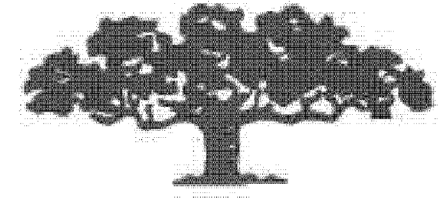


TREE PLAN, ARBORIST REPORT

SCALE: 1"=10'-0"







Mayne Tree Expert Company, Inc.

ESTABLISHED 1951 CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON PRESIDENT JEROME INGALLS CONSULTANT

Mr. Fred Herring Herring & Worley Inc. 1658 El Camino Real San Carlos, CA 94070

Dear Mr. Herring,

RE: LIVE OAK LANE (LOT), REDWOOD CITY (UNINCORPORATED) APN: 057-163-090 PLAN REVIEW & TREE PROTECTION REPORT

At your request, I reviewed the proposed construction plans dated August 10, 2019, which have been designed for the above-referenced site. The purpose of my review is to determine how the proposed construction project would impact the trees located on the site and within ten feet of the property line.

Limitations of this Letter

The following tree protection plan is based on my interpretation of the plans that were provided to me. I accept no responsibility for any misinterpreted portions of the construction project or if the provided plans for the project were changed without my knowledge after I received a copy.

This plan review has been created using the details in a corresponding Arborist Report also dated September 6, 2019, that was completed for the above-referenced property.

The following letter is not a contract to become the site arborist or for any future inspections that might be needed. A separate contract would need to be established to perform the role of site arborist for this project.

Plan Review

During my review of the plans, I determined that the site, which is currently undeveloped, will have a new home and garage built upon it. To accommodate the new structure, trees #3, #4, #5, #9, #10, and #12 will all be removed.

Trees #1 and #6 have been identified in the arborist report as having significant infestations of ambrosia bark beetles. If they continue to decline after attempted treatment, these two trees may need to be removed.

Trees #7 and #8 are located across the creek in an area that will be undisturbed. These two trees will not be impacted by the proposed construction.

Tree #13 is recommended for removal in the Arborist Report, as it has weakly-attached main stems and is a potential hazard. If the tree is to remain, it will be impacted by the installation of the new terrace. Roughly 15 percent of this tree's root zone will be impacted and the tree will require select removal of multiple stems to allow the project to continue safely.

TREE PROTECTION SPECIFICATIONS

- 1. Establish a perimeter around the protected trees that follows the trees' driplines as closely as possible. This perimeter should consist of 6-foot tall chain link fencing supported by 1.5- to 2-inch diameter metal pipes. These support pipes shall be no more than 10 feet apart. This enclosed area is the Tree Protection Zone (TPZ) and should be off limits to workers, construction debris, and construction activities.
2. Temporary movable barriers, such as chain link fencing panels that are supported by cement blocks, can be used in place of fixed fencing in certain situations.
3. To protect the health, structural integrity, and vigor of the protected trees and their roots.
DO NOT:
a. Allow runoff or spillage of damaging materials into the area below any tree canopy.
b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the County Arborist.
d. Allow fires under and adjacent to trees.
e. Discharge exhaust into foliage.
f. Secure cable, chain, or rope to trees or shrubs.
g. Trench, dig, or otherwise excavate within the dripline or TPZ of the trees without first obtaining authorization from the County Arborist.
h. Apply soil sterilants under pavement near existing trees.
4. When work is being completed within the dripline of any protected tree it is important to minimize the disturbance to the roots of the tree.

- 5. All roots less than 2 inches in diameter that are exposed during any excavation should be cut cleanly with hand pruners or loppers back to the wall of excavation nearest to the tree. Any roots found that are larger than 2 inches in diameter should be left uncut and intact.
6. Trenches should be filled as soon as possible to minimize the drying out of any exposed roots of the protected trees.
7. When possible, any pipes or utility lines shall be kept outside the dripline of the protected trees or at least 10 times the trunk diameter of the protected trees.
8. Any damage due to construction activities shall be reported to the Project Arborist or County Arborist within six hours so that remedial action can be taken.
9. An ISA Certified Arborist or ASCA Registered Consulting Arborist may be required by the County to be retained as the Project Arborist to monitor the tree protection specifications.
10. Violation of any of the above provisions may result in sanctions or other disciplinary action.

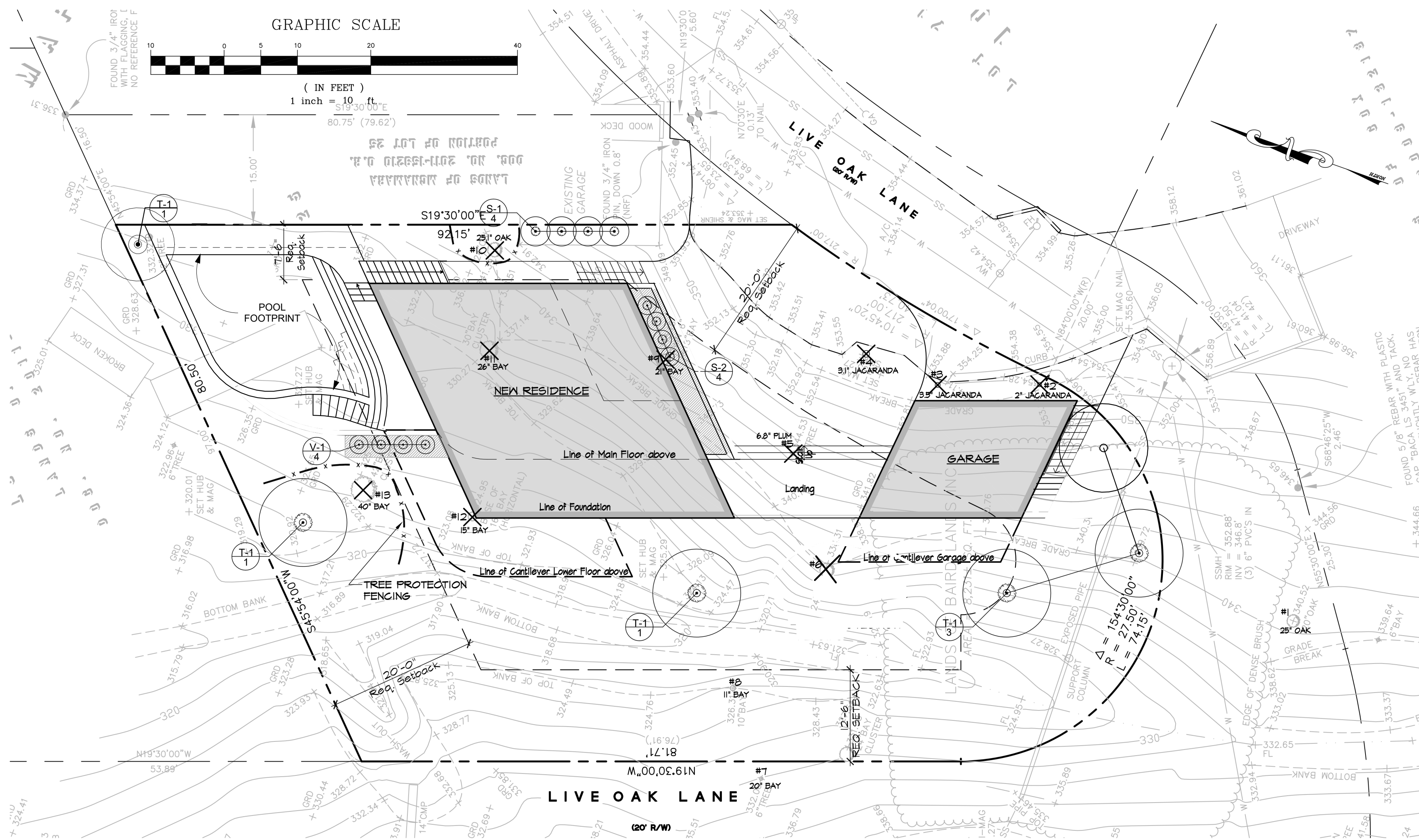
MONTHLY INSPECTIONS

Monthly inspections of the site, any previously prescribed tree protection measures, and all the protected trees on the site should take place at intervals of approximately once every four weeks. At the time of each inspection, the site arborist shall complete a write-up that:
1. Describes the effectiveness of the protective measures.
2. Identifies any problems with the tree protection zones.
3. Provides any recommendations to promote general tree health.
Copies of the monthly inspection write-ups should be provided to the owner of the property and to the County.

Sincerely,

Jerome A. Ingalls Certified Arborist WE #7078A

JAI:pmd



PLANT LIST:

Table with 4 columns: Symbol, Name, Size, and Water Use Rating. It lists various trees and shrubs such as Quercus lobata, Arbutus unedo, and Lavandula stoechas.

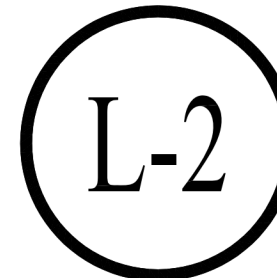
AREAS SERVED BY PERMANENT IRRIGATION SYSTEM 66 SF. (DEPICTED WITH CROSS HATCHING ON ADJACENT PLAN)

TREE PROTECTION FENCING

TREE PROTECTION MEASURES POINT OF CONTACT: FRED HERRING, (650) 591-1441

PLANTING / TREE PROTECTION PLAN

SCALE: 1"=10'-0"





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

**ATTACHMENT D**

August 31, 2022

Fred Herring  
1658 El Camino Real  
San Carlos, CA 94070

SUBJECT: Emerald Lake Hills Design Review and Grading Permit Approval  
Live Oak Lane, Emerald Lake Hills  
APN 057-163-090; County File No. PLN 2019-00400

Dear Mr. Herring:

At the July 7, 2020 meeting, the Emerald Lake Hills Design Review Officer (DRO) considered a Design Review recommendation for a new, 2,468 sq. ft. single-family residence with a 457 sq. ft. detached two-car garage on an 8,231 sq. ft. legal parcel. The project requires a Grading Permit for earthwork in the amount of 396 cubic yards and six (6) significant trees are proposed to be removed (3 other trees listed for removal are less than 6 inches diameter at breast height).

Three members of the public spoke at the hearing. The owners of the property adjacent to the project site spoke, expressing concern over anticipated project construction impacts to improvements on their parcel, as well as drainage and tree removal impacts. They raised questions asked about the County's geotechnical review, which had not been completed at the time of the meeting. The DRO clarified that only the design of the project was being reviewed during the hearing and described the County's drainage review process.

At the hearing, the DRO stated that the project complies with applicable design standards for Emerald Lake Hills, including Section 6565.15.A (Site Planning) with respect to topography, privacy, and tree removal. Specifically, tree removal is minimized to the extent feasible as four (4) of the six (6) significant trees to be removed are non-native and within the footprint of the proposed structure; the two (2) native trees will be replaced with native trees; and remaining trees will be protected by implementation of a tree protection plan, which is required at the building permit application stage. The DRO stated that the building shape conforms with the requirement to minimize changes to the natural topography in Section 6565.15.D (Building Shape and Bulk) and the proposed materials are consistent with Section 6565.15.G (Colors and Materials). The DRO recommended the design for approval.



In 2021, after the design review hearing, the grading plans for the Grading Permit were reviewed and preliminarily approved by the Department of Public Works and the Planning and Building Department's Geotechnical Section. Staff hereby approves your application for a Design Review Permit and Grading Permit, subject to the following findings and conditions of approval.

## **FINDINGS**

### **For the Environmental Review, Find:**

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

### **For the Design Review, Find:**

2. After consideration of project plans and public testimony on July 7, 2020, the DRO found that the proposed house design, as proposed and conditioned, is in compliance with the Design Review Standards due to the incorporation of the following: (a) the site planning, including minimization of tree removal, privacy and topography changes, is consistent with the standards; (b) building bulk and shape conform to the existing topography; and (c) use of materials and colors is compatible with the natural setting and the immediate area.

### **For the Grading Permit, Find:**

3. That the granting of the permit will not have a significant adverse effect on the environment. This project has been reviewed by the Department of Public Works and the Planning and Building Department's Geotechnical Section. Based on the foregoing, the project, as proposed and conditioned, can be completed without significant adverse effect to the environment.
4. That the project conforms to the criteria of Chapter 5 of the County's Building Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Ordinance, with regard to the erosion and sediment control plan, dust control plan, and timing of grading activity.
5. That the project is consistent with the General Plan. As proposed and conditioned, the project complies with General Plan Policies 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and 2.17 (*Erosion and Sedimentation*) because the project includes measures to control erosion and sediment both during grading and construction.

**CONDITIONS OF APPROVAL****Current Planning Section**

1. The project shall be constructed in compliance with the plans approved by Community Development Director and plans reviewed by the Emerald Lake Hills Design Review Officer (DRO) on July 7, 2020. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are in substantial compliance with the approved plans, prior to being incorporated into the building plans. Adjustments to the design of the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building permit stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new Emerald Lake Hills Design Review public hearing which requires payment of an additional fee of \$1,500.
2. The design review and grading permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. Six (6) tree non-native and two (2) native significant trees are approved for removal. Trees designated to remain shall be protected from damage during construction. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
4. The applicant shall plant a minimum of six (6) 15-gallon replacement trees, four (4) of which shall be oaks, prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit approval by the Current Planning Section.
5. At the time of building permit application, if applicable, the applicant shall submit a tree protection plan for any work within tree driplines or adjacent to off-site trees, including the following:
  - a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
  - b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
  - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.

- d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topplers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.
  - e. 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.
6. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to final Planning approval of the building permit.
7. Prior to the Current Planning Section approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
8. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
9. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
10. The applicant shall adhere to all requirements of the San Mateo County Building Inspection Section, the Department of Public Works, and the County Fire Department.
11. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.

12. 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 Live Oak Lane. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Live Oak Lane. There shall be no storage of construction vehicles in the public right-of-way.
13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
14. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
15. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines" including, but not limited to, the following:
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Perform clearing and earth-moving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

#### Landscaping

- 16. No landscaping was proposed at the time of planning permit review. At the time of building permit application, the applicant shall submit landscape plans consistent with the Design Review standards, subject to review and approval of the Community Development Director. All landscaping shall be installed consistent with the approved plans prior to Planning's final approval of the building permit.
- 17. The project is subject to compliance to the Water Efficient Landscape Ordinance (WELO): <http://planning.smcgov.org/documents/water-efficient-landscape-ordinance-welo>.



Grading

18. 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).
19. 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. Pavement 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.).
20. 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. Along with the "hard card" application, the applicant shall submit a letter to the Current Planning Section, at least two weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation, and haul route. If the schedule of grading operations calls for the grading to be completed in one dry season, then the winterization plan shall be considered a contingent plan to be implemented if work falls behind schedule.
21. 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.
22. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees and a grading permit. Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the

Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please send photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Project Planner.

23. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) the 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.

#### Building Inspection Section

24. A building permit is required.
25. The project is located in a Very High Fire Hazard Severity Zone and shall be designed and constructed accordingly.

#### Drainage Section

26. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Drainage Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Drainage Section for review and approval.
27. Please revise the drainage calculations and drainage plan to address the following comments at this time.
28. For projects that replace greater than 50% of existing impervious area, pre-development condition is considered an empty lot, not the pre-project condition. Please revise drainage calculations to demonstrate that post-development flows are less than or equal to pre-development flows.
29. Check for errors in the storm runoff calculations. (e.g., 198-127 is not 22 cubic feet; the detention basin porosity factor should be 0.3, not 0.7 in the "net volume per basin" calculation)

30. Use a minimum volume safety factor of 1.5.
31. Lower detention basin appears to be in flow line of seasonal stream. Infiltration basins cannot overlap with seasonal high groundwater.
32. Confirm detention basins will not overly negatively impact trees to be preserved.
33. Show elevations for driveway. Is the driveway on a bridge or is it on fill? Show any required retaining walls (including those for terraces) and associated subdrains on grading and drainage plan. Please let me know if you have any questions. Please note that the following will be required at the time of the building permit submittal.
34. Drainage Report prepared and stamped by a Registered Civil Engineer demonstrating that the project complies with the County's current drainage policy restricting additional stormwater flows from development projects.
35. A final Grading and Drainage Plan prepared and stamped by a Registered Civil Engineer.
36. An updated C3/C6 Checklist (please provide electronically).

#### Local Agency Formation Commission

37. Property is within the City of Redwood City water service area. Plans should be routed to the City of Redwood City for review and comment. An application for an Outside Service Agreement shall be submitted to and approved by the City of Redwood City and San Mateo County LAFCo prior to the issuance of a building permit on the parcel. The connection to the City of Redwood City water utility shall not occur prior to this Outside Service Agreement approval. The property owner or the applicant may contact LAFCo for additional information about the Outside Service Agreement process.
38. The property is also within the service area of the Emerald Lake Sewer District (District), a County governed district. The applicant shall work directly with the County to annex the parcel to the District for sewer service.

#### County Fire Department

39. Fire Department access shall be within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all-weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95 percent. Gravel road access shall be

certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

40. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
41. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours' notice to the Fire Department at 650/573-3846. A fire flow of 500 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
42. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours' notice to the Fire Department at 650/573-3846.
43. A fire flow of 500 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
44. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrestor of a mesh with an opening no larger than 1/2 inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuel break/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove the dead or dying portion of any tree which extends over the roof line of any structure.

45. All roof assemblies in Very High Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
46. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
47. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
48. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
49. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or CBC Chapter 7A requirements.

#### Department of Public Works

50. Prior to the issuance of the building permit or planning permit (if applicable), 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.
51. 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.
52. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Geotechnical Section

53. The Project Engineering Geologist should provide a site map plotting the limits of undocumented fill at the site.
54. The Project Engineering Geologist should provide sections through the proposed improvements indicating the depth of undocumented fill, colluvium, and bedrock across the building area. The County recommends sections include additional annotations indicating the depth of proposed cuts and the layout of proposed retaining walls. Section alignments should consider existing improvements on neighboring properties and existing roadway improvements.
55. The Project Geotechnical Consultant should clarify appropriate passive pressures for the recommended pier and grade beam foundation type.
56. The Project Geotechnical Consultant should discuss temporary cut-slope excavation stability, and the anticipated depth of cuts necessary for the subject project. The consultant should discuss whether shoring or other measures (e.g., monitoring or a preconstruction survey, etc.) should be anticipated for excavations in proximity to property lines or existing improvements.
57. The Project Geotechnical Consultant should clarify whether on site soils (logged and tested as CH) are appropriate for use as engineered fill.
58. The Project Geotechnical Consultant should also clarify whether proposed foundations need to account for uplift pressures from expansive site soils.
59. The Project Geotechnical Consultant should consider the benefits of additional non-expansive subgrade for site flatwork and slabs-on-grade given the identified expansive soils.

This approval may be appealed by the applicant or any aggrieved party on or before **5:00 p.m. on September 15, 2022**, the tenth working day following this action. An appeal is made by completing and filing a Notice of Appeal, including a statement of grounds for the appeal, with the Planning and Building Department, and paying the applicable fee of \$616.35.

Further information may be obtained by calling Erica Adams, Project Planner, at 650/363-1828 or by email at [eadams@smcgov.org](mailto:eadams@smcgov.org).

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

Sincerely,

FOR STEVE MONOWITZ  
COMMUNITY DEVELOPMENT DIRECTOR, By:

A handwritten signature in black ink, appearing to read "Camille Leung". The signature is written in a cursive, flowing style.

---

Camille Leung, Senior Planner

CML:EDA:mda – EDAGG0273\_WMN.DOCX

Cc: Baird Lands Inc., Owner  
Interested Parties



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

**ATTACHMENT E**



# Application for a Use Permit

## Companion Page

Applicant's Name : FRED HERRING  
Primary Permit #: PLN2019-00400  
BLD2022-00389

### 1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Use Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

### 2. Project Information

This application is for:  Initial Use Permit  
 Renewal or Administrative Review of Existing Use Permit Original Permit #: \_\_\_\_\_  
 Amendment to an Existing Use Permit Original Permit #: \_\_\_\_\_

If an initial permit, please describe specifics of proposed operation (ie. hours of business, number of employees, activities, etc.).  
If an amendment to an existing permit, please describe the specific proposed changes in the operation.

THIS APPLICATION PROPOSES THE ADDITION OF AN ADU WITHIN THE VOLUME OF THE DWELLING + GARAGE AS PROPOSED ON EARLIER APPROVED D.R. PERMIT DRAWINGS. THIS APPLICATION REQUESTS AN INCREASE IN BOTH FLOOR AREA AND LOT COVERAGE FROM PREVIOUSLY APPROVED TOTALS. INCREASES IN FLOOR AREA AND LOT COVERAGE ARE DRIVEN BY THE ADDITION OF ADU ACCESS STAIRS + EXPANDED ROOF OVERHANGS AND THE PROVISION OF A POOL.

### 3. Required Finding

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required finding:

**That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.**

Write a brief statement in which you present evidence to support the required finding.

IMPROVEMENTS PROPOSED BY THIS USE APPLICATION DO NOT SIGNIFICANTLY ALTER THE CHARACTER OF THE PROJECT APPROVED DURING THE DR PERMIT PROCESS. ALL PROPOSED IMPROVEMENTS

ARE WITHIN THE LIMITS OF PREVIOUSLY PROPOSED CONSTRUCTION. THE ADU IS BENEATH THE EARLIER PROPOSED GARAGE. THE POOL REPLACES A TERRACE CONTAINED WITHIN GARDEN WALLS SHOWN ON PREVIOUS SUBMITTALS. ADDITIONAL FLOOR AREA IS WITHIN THE PERIMETER OF FOUNDATIONS DEPICTED ON EARLIER SUBMITTALS.

FLOOR AREAS:

MAIN FLOOR	750
LOWER FLOOR	1,392
GARAGE	<u>475</u>
TOTAL	2,617 SQ. FT.
2617/8232 LOT = 34% FAR	
ADU	<u>640 SQ. FT.</u>
GRAND TOTAL	3,257 SQ. FT.

LOT COVERAGE:

RESIDENCE & GARAGE FOOTPRINT	1,464
BUILDING SECTIONS WHICH CANTILEVER BEYOND FOOTPRINT	403
EXTERIOR DECKS, STAIRS, PORCHES, TERRACES 18' ABOVE GRADE	514
POOL	<u>410</u>
TOTAL	2,791 SQ. FT.

2791/8232 = 33% COVERAGE

NOTE: PROPOSED ADU DOES NOT INCREASE PROPOSED  
COVERAGE.

# Application for a Use Permit

455 County Center, 2nd Floor Redwood City • CA • 94063  
Mail Drop PLN 122 • Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

## Companion Page

Applicant's Name : FRED HERRING

Primary Permit #: PLN2019-00400

### 1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Use Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

### 2. Project Information

This application is for:  Initial Use Permit  
 Renewal or Administrative Review of Existing Use Permit Original Permit #: \_\_\_\_\_  
 Amendment to an Existing Use Permit Original Permit #: \_\_\_\_\_

If an initial permit, please describe specifics of proposed operation (ie. hours of business, number of employees, activities, etc.).  
If an amendment to an existing permit, please describe the specific proposed changes in the operation.

THIS APPLICATION PROPOSES THE ADDITION OF AN ADU WITHIN THE VOLUME OF THE DWELLING + GARAGE AS PROPOSED ON EARLIER APPROVED D.R. PERMIT DRAWINGS. THIS APPLICATION REQUESTS AN INCREASE IN BOTH FLOOR AREA AND LOT COVERAGE FROM PREVIOUSLY APPROVED TOTALS. INCREASES IN FLOOR AREA AND LOT COVERAGE AREAS ARE DRIVEN BY THE ADDITION OF ADU ACCESS STAIRS + EXPANDED ROOF OVERHANGS AND THE PROVISION OF A POOL.

### 3. Required Finding

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required finding:

**That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.**

Write a brief statement in which you present evidence to support the required finding.

IMPROVEMENTS PROPOSED BY THIS USE APPLICATION DO NOT SIGNIFICANTLY ALTER THE CHARACTER OF THE PROJECT APPROVED DURING THE DR PERMIT PROCESS. ALL PROPOSED IMPROVEMENTS

ARE WITHIN THE LIMITS OF PREVIOUSLY PROPOSED CONSTRUCTION. THE ADU IS BENEATH THE EARLIER PROPOSED GARAGE. THE POOL REPLACES A TERRACE CONTAINED WITHIN GARDEN WALLS SHOWN ON PREVIOUS SUBMITTALS. ADDITIONAL FLOOR AREA IS WITHIN THE PERIMETER OF FOUNDATIONS DEPICTED ON EARLIER SUBMITTALS.

# Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063  
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849  
www.co.sanmateo.ca.us/planning

PLN: \_\_\_\_\_  
BLD: **2022-00389**

Applicant: **HERRING & WORLEY, INC.**  
Mailing Address: **1658 EL CAMINO REAL**  
**SAN CARLOS, CA** Zip: **94070**  
Phone, W: **650/591-1441** H: \_\_\_\_\_  
E-mail Address: **flh1741@sbcglobal.net** FAX: **650/591-1445**

Name of Owner (1): **F. MONET**  
Mailing Address: **1658 EL CAMINO REAL**  
**SAN CARLOS, CA 94070**  
Zip: \_\_\_\_\_  
Phone, W: \_\_\_\_\_  
H: \_\_\_\_\_  
E-mail Address: **f@monetdev.com**

Name of Owner (2): **PHILIPPE BRANCHU**  
Mailing Address: **1658 EL CAMINO REAL**  
**SAN CARLOS, CA 94070**  
Zip: \_\_\_\_\_  
Phone, W: \_\_\_\_\_  
H: \_\_\_\_\_  
E-mail Address: **p@monetdev.com**

**Project Location** (address):  
**570 LIVE OAK LANE**  
**EMERALD HILLS**  
**Zoning: R H**

**Assessor's Parcel Numbers: 057 - 163 - 090**  
\_\_\_\_\_  
\_\_\_\_\_  
**Parcel/lot size: 8232** SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

**NEW SINGLE-FAMILY DWELLING + GARAGE + POOL**

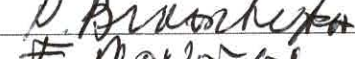
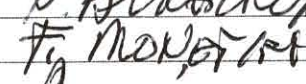
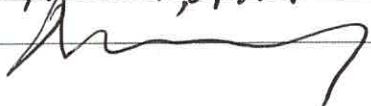
Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

**VACANT PARCEL - WOODED WEST-FACING DOWNSLOPE**

Describe Existing Structures and/or Development:

**NONE**

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature: **P. BRANCHU**   
Owner's signature: **F. MONET**   
Applicant's signature: **F. HERRING** 



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

**ATTACHMENT F**

## Erica Adams

---

**From:** william perasso <williamperasso@gmail.com>  
**Sent:** Friday, June 30, 2023 11:36 AM  
**To:** Erica Adams; Camille Leung; Angela Chavez  
**Subject:** Re: Live Oak Lane PLN2022-00400

**CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

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Hi Erica-

Attached are photos of water flow during storms. The water flows down the road and onto 570 Live Oak Lane. The 1st pic is of the creek that overflows during big storms. This pic was taken approximately at the property line. Note: this creek flows down to my property at 547 Lake Blvd. 3 out of the last 4 rain seasons my property at 547 had major flood issues and the front portion of my garden was devastatingly destroyed. Some roses and a beautiful Tulip tree that my mother planted over 30 years ago were wiped out. Last rain season there were 3 storms that caused floods.

I am concerned that the water retention basins are not going to be able to handle all the weather that will be coming down the hill. 1 of the basins is very close to the creek. It will be useless during a storm. Adding more water to my problems down below. You might as well dump it right into the creek.

**Did you take into account all of the water that flows down the road when calculating the size of the basins?** The water flows about where the proposed stairs are going to be.

Remember, I own a 15 ft strip of land next to this proposed stairway. **I want assurances that the water will not be redirected onto my property.**

If my concerns should be directed to another department please let me know who I should speak to.

Good luck with swimming pool. It looks like its placement is right near where there was a landslide in the 1980's. As Keith Moon said to Jimmy Page when informed of the formation of The New Yardbirds "That should go over like a Led Zeppelin"

**Once again I request that someone from the county please come out and see the site for yourself . Everything might look fine on paper however this project is too big, too close to the creek and not very nice to the neighbors.**

I met with Fire Captain Sturm at the site. He has major concerns about the turnaround.

I think the whole road issue needs further review. Unless the end of the road is widened significantly it will be impossible for me to access my 15 strip of land during construction. I occasionally park a vehicle in front of my property. There is nowhere for workers trucks to park. Where are they going to stage their equipment ? I use the end of the road daily to either park or turn around. Delivery trucks use it daily to turnaround. Garbage trucks use it to turn around.

Best Regards

Bill Perasso

e



570 creek during storm.mp4



570 looking down 2.mp4



570 looking down.mp4



570 water coming down road.mp4



570 water from road looking up.mp4

On Wed, Jun 21, 2023 at 6:16 PM william perasso <[williamperasso@gmail.com](mailto:williamperasso@gmail.com)> wrote:

When we spoke a few weeks back, you informed me that there was a revision in the plans. That there would be a hearing on July 26th regarding these changes. **Are any of these proposed changes regarding any setbacks to my parcel ? Is the "terrace" on ground level ? What is the setback of the "terrace" to my property? If "terrace" is not ground level, how high from ground to top rail ?**

**Thank you,  
Bill Perasso**

On Thu, Jun 8, 2023 at 7:26 PM william perasso <[williamperasso@gmail.com](mailto:williamperasso@gmail.com)> wrote:

Fred-

Thank you for your response. However you did not address my concerns.

1. What is the total height of the house ? Is the "terrace" on ground level ? What is the setback of "terrace" to my property? If "terrace" is not ground level, how high from the ground to the top rail ?
2. I would like the property line marked. I am having my own survey done.
3. There are major slide and drainage issues that I feel have not been adequately addressed. Is there not supposed to be a "written narrative and a plan...." (section 26 in the **Drainage Section** of the conditions of approval) ? I would like to see everything regarding the drainage. The drainage and water flow will have a huge impact on my Parcels. I have big concerns about the location of the **Water Retention Basins** in regards to their setback to my property line and the creek.  
  
There is a slide on the property at 655 Park rd. Directly adjacent to your project. 647 and 649 Park also have slide problems. In the late 1980s there was a landslide on my parcel at 566 Live Oak. . The walkway that was used to get from my garage (removed) at the top on Live Oak lane slid approximately 25 ft down the hill. That portion of my land has a history of slides, The remains of my walkway are still visible.
4. I have big concerns about the locations of the **Water Retention Basins** in regards to their setbacks to my property line and the creek. One of the basins is located very close to the property line, very close to where there was a landslide in the 1980's The other basin appears to be located very close to the creek that runs 365 days a year. It seems to me, being that close to the creek renders it useless. You may as well just dump the water in the creek. I think that the locations of your basins need to be reviewed and revised.
5. When I spoke to Erica Adams a few weeks back, she informed me that there was a revision in the plans. That there would be a hearing on July 26th regarding these changes. **Are any of these proposed changes regarding any setbacks to my parcel ? Again, What is the total height of the house ? Is the "terrace" on ground level ? What is the setback of the "terrace" to my property? If "terrace" is not ground level, how high from ground to top rail ?**

Also, Regarding a document dated August 31, 2022 from County Planning to Fred Herring:.. **CONDITIONS OF APPROVAL.** County Fire Department ..... **Item 39** states " *This access shall be provided from a publicly maintained road to the property*" I am pretty sure that the last portion of Live Oak Lane (approximately 50 yards) this is not a county maintained road. The homeowners paid to pave it and pay to maintain it. The road is not "20 ft wide" There is not 20ft access on each side of hydrant.

Lastly, for now. The email I sent this with is my correct and current email. Please use this address for all communication to me. The wperasso @ aol is my fathers. I am the owner of 566 Live Oak lane. I am also the point person for anything regarding 547 Lake Blvd. My father is retired and has no interest in dealing with these issues.

I have NO interest in selling any portion of my parcel.

Best Regards,

Bill Perasso