



Planning & Building Department Planning Commission

Laurie Simonson, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Steve Dworetzky, 5th District

County Office Building
455 County Center
Redwood City, California 94063
(650) 363-1859

Action Minutes

MEETING NO. 1604

Wednesday, October 14, 2015

In the Board of Supervisors Chambers, Hall of Justice and Records, located at 400 County Center, Redwood City.

Chair Dworetzky called the meeting to order at 9:04 a.m.

Pledge of Allegiance: The Pledge of Allegiance was led by Chair Dworetzky

Roll Call: Commissioners Present: Dworetzky, Hansson, Ramirez, Simonson, Kersteen-Tucker
Staff Present: Monowitz, Fox, Shu (arrived at 9:10 a.m.)

Legal notice published in the San Mateo County Times on October 3, 2015

Oral Communications to allow the public to address the Commission on any matter not on the agenda.

None.

Consideration of the Minutes of the Planning Commission meeting of September 23, 2015

Commissioner Simonson moved, and Commissioner Ramirez seconded, that the minutes be approved as revised on 10/13/15. **Motion carried 4-0-1-0.**

REGULAR AGENDA

- Owner/Applicant:** St. Francis Center of Redwood City
File No.: PLN 2015-00263
Location: 2626 and 2642 Marlborough Avenue, North Fair Oaks
Assessor's Parcel Nos.: 054-263-030 and 040

Consideration of a Zoning Text and Map Amendment to rezone two parcels from R-3 (Multi-Family Residential) to "PUD-138" (Planned Unit Development-138), pursuant to Section 6550 of the County Zoning Regulations, for the construction of a 15-unit, three-story multi-family low-income housing development. Application deemed complete June 24, 2015. Please direct any questions to Senior Planner Mike Schaller at 650-363-1849 or mschaller@smcgov.org.

SPEAKERS:

1. Leticia Maldonado Tapia
2. Miguel Maldonado
3. Edel Tapia
4. Janet Davis
5. Silvia Mendoza
6. Norma Gallegos
7. Adela de la Cruz
8. Mayra Mendoza
9. Jaqueline Ruedas
10. Roxana Cruz
11. Norma Alvarez
12. Isabel Ruiz
13. Betzabe Ruiz

COMMISSION ACTION:

Commissioner Hansson moved and Commissioner Simonson seconded to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Simonson moved to approve the project, making the findings and adopting the conditions of approval. Commissioner Ramirez seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission recommended that the Board of Supervisors approve the rezoning by adopting the required findings and conditions of approval as identified in Attachment A of the staff report.

FINDINGS

Regarding the Environmental Review, Found:

1. That this project is statutorily exempt from the California Environmental Quality Act (CEQA) per Sections 15192 (*Threshold Requirements for Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects*) and 15194 (*Affordable Housing Exemption*) of the CEQA Guidelines.

Regarding the Planned Unit Development (PUD) Zoning Amendment, Found:

2. That the proposed zoning of the area would be in harmony with said plan, and would not be in conflict with the County Master Plan (i.e., 1986 General Plan), or with any current land use plan for a sub-area of the County previously adopted by the Board, and that the specific PUD District under consideration, as discussed in Section A.3 of the staff report:
 - a. Is a desirable guide for the future growth of the subject area of the County.
 - b. Will not be detrimental to the character, social and economic stability of the subject area and its environs, and will assure the orderly and beneficial development of such areas.
 - c. Will be in harmony with the zoning in adjoining unincorporated areas.

- d. Will obviate the menace to the public safety resulting from land uses proposed adjacent to highways in the County, and will not cause undue interference with existing or prospective traffic movements on said highways.
- e. Will provide adequate light, air, privacy and convenience of access to the subject property and further that said property shall not be made subject to unusual or undue risk from fire, inundation, or other dangers.
- f. Will not result in overcrowding of the land or undue congestion of population.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal and plans, as conditioned in this report, and submitted to and approved by the Planning Commission. Minor adjustments to the project in the course of applying for building permits may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. Prior to pouring any concrete for foundations, written verification from a licensed surveyor will be required confirming that the setbacks, as shown on the approved plans, have been maintained.
3. Prior to building permit issuance, the applicant shall submit a lighting plan to the County Planning and Building Department, detailing the location and type of exterior lighting to be used in the project which shall be limited to that needed for safe access. Lighting shall be confined to the project site only and shall not spillover onto adjoining properties, except where lighting of public sidewalks will enhance pedestrian safety.
4. Prior to the beginning of any construction activities, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan which shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).

- c. Clear only areas essential for construction.
 - d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
 - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
 - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
 - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
 - k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
 - l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - m. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
5. The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

- a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
 - e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
 - f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - j. Replant vegetation in disturbed areas as quickly as possible.
6. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

Building Inspection Section

7. The project shall comply with all 2013 California Building Codes.
8. No plastic drain waste valve or water pipes are allowed except for storm drainage.
9. The project shall comply with California Building Code Sections 1109.A.4 and 1109.A.8.691 (ADA Compliance). These sections require the provision of handicap parking; backing at all toilets and tub grab-bars, as necessary.
10. Submittal of a soils/foundation study at the building permit stage.

Department of Public Works

11. 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 Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
12. 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.
13. 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.
14. 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.
15. For projects exceeding 10,000 sq. ft. of new or reconstructed impervious surface: The applicant shall submit a permanent stormwater treatment plan in compliance with the County's National Pollution Discharge Elimination System (NPDES) permit for review and approval by the Department of Public Works. The applicant shall submit calculations and a narrative describing the method(s) used in the design of the proposed system and the manner in which proposed facilities achieve compliance with the NPDES permit for review and approval by the Department of Public Works. The applicant shall be required to execute and record an Operations and Maintenance Agreement for the approved facilities, and shall be responsible for ongoing maintenance and reporting. This requirement supplements all other conditions of approval related to storm drainage and stormwater pollution prevention.

Menlo Park Fire Protection District

16. Install a monitored NFPA 13 fire sprinkler, NFPA 24 underground fire service and a NFPA 27 fire alarm system under separate fire permit. Fire sprinkler system shall comply with Menlo Park Fire Protection District Standards.

17. Install a smoke detector and carbon monoxide detector in each sleeping area. Smoke and carbon monoxide detectors shall be interconnected for alarm in each separate unit.
18. If an elevator is installed, the car must be sized to accommodate a medical stretcher and two attending Emergency Medical Services (EMS) personnel.
19. The applicant shall provide at least 6-inch tall with 3/4-inch stroke illuminated address numbers. The address shall be visible from the street and contrasting to its background.
20. Approved plans and approval letter must be on the site at the time of inspection.
21. Final acceptance of this project is subject to field inspection. Upon completion of work and prior to closing ceiling, **contact Fire Inspector Bob Blach of the Menlo Park Fire Protection District at 650/688-8430** to schedule a final inspection. FORTY-EIGHT (48) HOURS' NOTICE IS REQUIRED FOR ALL INSPECTIONS.

2 **Owner:** **John O'Rourke**
Applicant: **San Mateo Real Estate and Construction**
File No.: PLN2002-00517
Location: Bel Aire Road in the San Mateo Highlands
Assessor's Parcel Nos.: 041-111-130, 041-111-160, 041-111-270, 041-111-280, 041-111-320, and 041-111-360

Consideration of a Major Subdivision, pursuant to Section 7010 of the County Subdivision Ordinance, a Grading Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code, and certification of a Final Environmental Impact Report (FEIR), pursuant to the California Environmental Quality Act (CEQA), for the proposed Ascension Heights Subdivision. The project includes the subdivision of the 13.25-acre subject site (Water Tank Hill) into 21 legal parcels for development of 19 single-family dwellings with the remaining two lots as conservation (Lot A) and common space (Lot C) areas, including a main private access road. The project site is accessed from Bel Aire Road north of Ascension Drive. This item is continued from the February 25, 2015 meeting. Please direct any questions to Project Planner James Castañeda at 650-363-1853 or jcastaneda@smcgov.org.

SPEAKERS:

1. Gerard Ozanne
2. Linda Ozanne
3. Craig Nishizaki
4. Peter Lawrence
5. Barbara Mikulic
6. Gloria Wahl
7. Patricia Velarde
8. Donald Nagle
9. Rob Caugalan
10. John Nathorn
11. Kim Ricket
12. Tom Thompson
13. Liesje Nicolas
14. Suzanne Kennedy
15. Suzanne Simms
16. Marie O'Rourke

17. Allen Abraham
18. Michelle Young (Did not speak)

COMMISSION ACTION:

Commissioner Hansson moved and Commissioner Ramirez seconded to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Simonson moved to approve the project, making the findings and adopting the conditions of approval. Commissioner Ramirez seconded the motion. **Motion carried 3-2-0-0.**

Ayes: Commissioners Dworetzky, Ramirez, Simonson
Noes: Commissioner Kersteen-Tucker, Hansson

Based on information provided by staff and evidence presented at the hearing the Planning Commission approved the request, making the findings and adopting conditions of approval as follows:

FINDINGS

Regarding the Environmental Review, Found:

1. That the Revised Final Environmental Impact Report (FEIR) is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines in accordance with California Public Resources Code Section 21081.1(c).
2. That the Revised FEIR reflects the independent judgment of the County.
3. That the mitigation measures identified in the Revised FEIR, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with California Public Resources Code Section 21081.6.

Regarding the Major Subdivision, Found:

4. That the proposed map is consistent with the applicable County General and specific plans. The subdivision will create 21 parcels, of which 19 will be developed, consistent with the use and density stipulated by the Medium-Low Density Residential General Plan land use designation. The proposed density of 1.58 dwelling units per acre conforms to the maximum allowed within the Medium-Low Density Residential General Plan land use designation.
5. That the site is physically suitable for residential development. The 19 parcels proposed for development are of sufficient size and shape to support single-family residences (the principally permitted use in the R-1/S-8 zoning district) as prepared by the proposed grading. Upon completion of the proposed grading plan for the subdivision, all proposed residential parcels will be capable of supporting a single-family residence.
6. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat as none are located within 100 feet of a creek or stream. The EIR identified potential impacts to biological resources, and concluded that, as mitigated, impacts would be considered less than significant. Mitigation measures proposed included requiring an additional biological survey to be conducted prior to grading, as well as direction if special-status species, previously

unidentified, are discovered. The project will be required to adhere to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines (Conditions No. 9 through No. 12).

7. That the design of the subdivision and type of improvements will not cause serious public health problems. As conditioned, the project will present negligible impacts to public health. The EIR thoroughly examines potential impacts and proposes mitigation measures to reduce any possible impact as a result of the grading and construction activities to a less-than-significant level. These mitigation measures are consistent with the Basic Construction Measures recommended by the Bay Area Air Quality District, which specify type of heavy-duty equipment, off-haul practices, and other best practices to be required during grading activities.
8. That the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. There are no existing easements on the subject properties other than a private access road to the existing water tank, which will be reconfigured in order to continue providing authorized access to this area, as well as to existing water lines, which will be relocated.
9. That the discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The project was referred to the Crystal Springs County Sanitation District (CSCSD) and has proposed mitigation measures for the project that will result in a zero-net increase in sanitary discharge through improvements to existing infrastructure in the vicinity by the applicant.
10. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (the Williamson Act). The property is not subject to any Williamson Act contracts.
11. That the County has considered the effect of this project approval pursuant to the County Subdivision Regulations on the housing needs of the region and has balanced these needs against the public service needs of residents and available fiscal and environmental resources. As one of the few remaining undeveloped large parcels zoned for residential development in the urban unincorporated area, the creation of 19 lots for single-family residential development, consistent with the character of surrounding development, helps to meet the County's Regional Housing Allocation.

Regarding the Grading Permit, Found:

12. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by Planning staff and the Department of Public Works, finding that the project can be completed without significant harm to the environment as conditioned. The project must comply with the standards for erosion and sediment controls (Section 8605.1), and submittal of a geotechnical report (Section 8605.3). Geotechnical reports and supporting documents have been provided as part of the County and environmental review (located within the DEIR appendices). The applicant will be required to implement an erosion and sediment control plan that has been reviewed and approved by both the Current Planning Section and the Department of Public Works, in accordance with County standards.
13. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Planning staff and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605 and the San Mateo County General Plan.

CONDITIONS OF APPROVAL

General Project Conditions

1. The approval applies only to the proposal, documents and plans as described in this report and materials approved by the Planning Commission on October 14, 2015. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval. If revisions or modifications are deemed a major or significant change from the Planning Commission's approval, said modifications must return to the Planning Commission for consideration and approval.
2. This subdivision approval is valid for two years, during which time a final map shall be filed and recorded. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Planning Department upon written request and payment of any applicable extension fees if required.
3. The map shall be recorded pursuant to the plans approved by the Planning Commission; any deviation from the approved plans shall be reviewed and approved by the Community Development Director or Planning Commission, as deemed necessary.

Current Planning Section Conditions

4. Prior to recordation of the final map, the applicant shall pay In-Lieu Park Fees to the San Mateo County Planning and Building Department pursuant to Section 7055.3 of the Subdivision Regulations. The current amount is \$8,626.10, but shall be calculated at the time of recordation using the most recent assessed value of the parcel as required by Section 7055.3 of the Subdivision Regulations.
5. All utilities serving the subdivision shall be installed underground.
6. The applicant must incorporate the use of pervious materials in the designs of driveways, patio areas, walkways, etc., for all future construction on the 19 parcels indicated for development. Pervious materials include, but are not limited to, pervious pavers on sand, turf block, pervious pavement, porous asphalt or gravel.
7. The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project. The fee shall be staff's cost, plus 10 percent required in the current Planning Service Fee Schedule. Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration.
8. **The applicant shall comply with all mitigation measures listed below (which are derived from the Revised Final Environmental Impact Report made available to the public on August 21, 2015):**
 - 8.a. **Mitigation Measure 4.1-1a:** Prior to recordation of the final map, the project applicant shall submit a landscape plan for review and approval by the San Mateo County Planning Department (County Planning Department). The landscape plan shall include the location, size, and species of any proposed landscaping and shall include, but not be limited to, hedges or other appropriate vegetation that will provide opaque screening between the northeastern edge of the project site and the residences along the southern side of Parrott Drive. In addition, all proposed landscaping shall be of native, non-invasive

species. Areas used for the storage of landscape maintenance or other equipment, supplies, or debris shall be shielded from view by fencing, landscaping or other means. Prior to final approval of the final map, a site inspection shall be required by the County Planning Department to verify that all approved landscaping has been implemented or bonds posted for performance; a maintenance bond shall be required. All perimeter landscaping shall serve to screen and/or enhance views of the project site from surrounding roadways and neighborhoods (see also Conditions No. 8.b. and 8.l.).

- 8.b. **Mitigation Measure 4.1-1b:** Prior to the issuance of a grading permit “hard card,” the applicant is required to submit a tree replacement plan that shall not exceed the following specifications:
- For each loss of a significant indigenous tree, there shall be a replacement with three or more trees, as determined by the Community Development Director, of the same species using at least 5-gallon size stock.
 - For each loss of a significant exotic tree, there shall be a replacement with three or more trees, as determined by the Community Development Director that the substitute tree can survive and flourish in the regional climatic conditions.
 - Replacement trees shall require a surety deposit for both performance (installation of tree, staking, and providing an irrigation system) and maintenance. Maintenance shall be required for no less than two and no more than five years as determined by the Community Development Director.
- 8.c. **Mitigation Measure 4.2-1a:** The applicant shall ensure through the enforcement of contractual obligations that construction contractors implement a fugitive dust abatement program during construction, which shall include the following elements consistent with the Basic Construction Mitigation Measures recommended by the Bay Area Air Quality Management District (BAAQMD):
- Cover all exposed stockpiles.
 - Water all exposed roadway and construction areas two times a day.
 - Sweep paved streets three times daily (with water sweepers) if visible soil material is carried onto adjacent streets.
 - Limit traffic speeds on unpaved roads to 15 miles per hour (mph).
 - After grading is complete, construction of paved surfaces (e.g., roadways, driveways, sidewalks, building pads) should be completed as soon as possible unless protected by seeding, soil binders, or other similar measures.
 - Limit idling time to a maximum of five minutes and turn off equipment when not in use; clear signage indicating this shall be displayed at the project site access point.
 - All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications and shall be checked by a certified visible emissions evaluator.

- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
 - Any burning of cleared vegetation shall be conducted according to the rules and regulations of the BAAQMD's Regulation 5 (BAAQMD, 2008). Prior notification to BAAQMD shall be made by submitting an Open Burning Prior Notification Form to BAAQMD's office in San Francisco.
 - A publicly visible sign shall be posted with the telephone number and person to contact at the County regarding dust complaints. A response and corrective action shall occur within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
- 8.d. **Mitigation Measure 4.2-1b:** The applicant shall ensure through contractual obligations (to be contained within the Subdivision Improvement Agreement with the Department of Public Works per Condition No. 21) with construction contractors that the following Best Management Practices (BMPs) shall be implemented during all stages of construction:
- All heavy-duty construction equipment shall be equipped with diesel particulate matter filters.
 - Only low Reactive Organic Gas (ROG) coatings shall be utilized.
 - The applicant shall use only Tier 2 or better heavy-duty construction equipment.
- 8.e. **Mitigation Measure 4.3-3a:** Prior to issuance of a grading permit "hard card," a qualified biologist shall conduct a minimum of two protocol level pre-construction surveys for listed bird species during the recommended survey periods for the nesting season that coincides with the commencement of construction activities:
- Northern harrier: Present year-round, breeds March through August;
 - Burrowing owl: Present year-round, breeds primarily March through August, but can be February through December; and
 - White-tailed kite: Present year-round, breeding occurs in autumn. Nesting season begins in February and ends in August.

These surveys will occur in accordance with the United States Fish and Wildlife Service (USFWS) Division of Migratory Bird Management Guidelines for Raptor Conservation in the United States (2008). The qualified biologist shall conduct surveys within 14 days of commencement of construction activities for northern harrier, burrowing owl, and white-tailed kite in the project site and within 0.25 miles of construction activities where legally permitted. The biologist will use binoculars to visually determine whether nests occur beyond the 0.25-mile survey area if access is denied on adjacent properties. If no active nests are identified on or within 0.25 miles of construction activities within the recommended survey periods, a report summarizing the survey results shall be submitted to the County and the California Department of Fish and Wildlife (CDFW) within 30 days following the survey, and no further mitigation for nesting habitat is required. Evidence, in the form of a letter documenting the results of the survey, shall be submitted to the Current Planning Section prior to the issuance of grading permit "hard card."

- 8.f. **Mitigation Measure 4.3-3b:** If active listed bird nests are found within 0.25 miles of construction activities, the biologist shall contact the Current Planning Section and CDFW within one day following the pre-construction survey to report the findings. For purposes of this mitigation requirement, construction activities are defined to include heavy equipment operation associated with construction (use of cranes or draglines, new rock crushing activities) or other project-related activities that could cause nest abandonment or forced fledging within 0.25 miles of a nest site during the identified nesting period. Should an active nest be present within 0.25 miles of construction areas, then CDFW shall be consulted to establish an appropriate noise buffer, develop take avoidance measures, and implement a monitoring and reporting program prior to any construction activities occurring within 0.25 miles of the nest/burrow. The monitoring program would require that a qualified biologist shall monitor all activities that occur within the established buffer zone to ensure that disruption of the nest/burrow or forced fledging does not occur. Should the biologist determine that the construction activities are disturbing the nest/burrow, the biologist shall halt construction activities until CDFW is consulted. The construction activities shall not commence until the CDFW determines that construction activities would not result in abandonment of the nest/burrow site. If the CDFW determines that take may occur, the applicant would be required to obtain a California Endangered Species Act (CESA) take permit. Should the biologist determine that the nest/burrow has not been disturbed during construction activities within the buffer zone, then a report summarizing the survey results will be submitted to the Current Planning Section and CDFW and no further mitigation for nesting habitat is required.
- 8.g. **Mitigation Measure 4.3-4a:** A qualified biologist shall conduct a pre-construction bird survey for nesting within 14 days prior to commencement of construction activities and prior to the issuance of a grading permit "hard card" if anticipated to commence during the appropriate nesting season (between February 1 and August 31). The qualified biologist shall document and submit the results of the pre-construction survey in a letter to CDFW and the County within 30 days following the survey. The letter shall include: a description of the methodology including dates of field visits, the names of survey personnel, a list of references cited and persons contacted, and a map showing the location(s) of any bird nests observed on the project site. If no active nests are identified during the pre-construction survey, then no further mitigation is required. Evidence, in the form of a report documenting the results of the survey, shall be submitted to the Current Planning Section prior to the issuance of any grading or building permits within the project site.
- 8.h. **Mitigation Measure 4.3-4b:** If any active nests are identified during the pre-construction survey within the project site, a buffer zone will be established around the nests. A qualified biologist will monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. The biologist will delimit the buffer zone with construction tape or pin flags within 250 feet of the active nest and maintain the buffer zone until the end of the breeding season or until the young have fledged. Guidance from CDFW will be requested if establishing a 250-foot buffer zone is impractical. Guidance from CDFW will be requested if the nestlings within the active nest appear disturbed.
- 8.i. **Mitigation Measure 4.3-4c:** Trees anticipated for removal should be removed outside of the nesting season (February 1 and August 31). If trees are anticipated to be removed during the nesting season, a pre-construction survey shall be conducted by a qualified biologist prior to the issuance of a grading permit "hard card." If the survey shows that there is no evidence of active nests, then the tree shall be removed within ten days following the survey. If active nests are located within trees identified for removal, a 250-foot buffer shall be installed around the tree. Guidance from CDFW will be requested if the 250-foot buffer is infeasible.

- 8.j. **Mitigation Measure 4.3-6:** Prior to the issuance of a grading permit “hard card” and removal of any trees, a certified arborist or registered professional forester shall conduct an arborist survey documenting all trees with trunk circumferences of 38 inches or greater and their location, as well as any Tree Communities or Indigenous Trees regardless of size. The report shall be submitted to the Current Planning Section. The applicant shall not remove any trees without prior approval from the Community Development Director. All recommendations of the arborist report shall be implemented prior to the issuance of building permits for development on the project site. The arborist report shall specify measures including, but not limited to, the following:
- To the extent feasible, trees anticipated for removal shall be removed outside of the nesting season for birds. Taking into account the nesting season for the white-tailed kite, the nesting season shall be defined as February 1 to August 31.
 - The project proponent shall plant replacement significant and/or indigenous tree species recommended by the County at a 3:1 ratio within the project site. See also Conditions No. 8.a. and No. 8.b.
- 8.k. **Mitigation Measure 4.4-1a:** Implementation of Condition No. 8.t. (Mitigation Measure 4.6-1 from Section 4.6; Hydrology and Water Quality) to identify and implement erosion control BMPs within the Stormwater Pollution Prevention Plans (SWPPP) (as specified in Condition No. 9) prepared for construction activities in accordance with the State’s Clean Water Act National Pollutant Discharge Elimination System (NPDES) general permit for construction activities. Implementation of these BMPs would ensure that temporary and short-term construction-related erosion impacts under the proposed project would be reduced to a less-than-significant level.
- 8.l. **Mitigation Measure 4.4-1b:** The applicant shall submit an Erosion and Sediment Control Plan prior to the issuance of a grading permit “hard card” as required in Condition No. 9. This Erosion and Sediment Control Plan shall be prepared by a licensed civil engineer or certified professional soil erosion and sediment control specialist. The plan shall show the location of proposed vegetative erosion control measures, including landscaping and hydroseeding, and the location and details of all proposed drainage systems. The plan shall include sufficient engineering analysis to show that the proposed erosion and sediment control measures during pre-construction, construction, and post-construction are capable of controlling surface runoff and erosion, retaining sediment on the project site, and preventing pollution of runoff in compliance with the Clean Water Act.
- 8.m. **Mitigation Measure 4.4-2a:** Grading and building designs, including foundation requirements, shall be consistent with the findings of the geotechnical investigation, the California Code of Regulations, and the California Building Code.
- 8.n. **Mitigation Measure 4.4-2b:** The applicant shall comply with all recommendations contained within the site-specific geotechnical investigation conducted by Michelucci and Associates (2013) (FEIR; Appendix E).
- 8.o. **Mitigation Measure 4.4-2c:** The applicant shall retain a qualified engineering geologist to ensure all grading and installation of fill is performed under the observation of the qualified engineering geologist.

- 8.p. **Mitigation Measure 4.4-3a:** Implement Condition No. 8.s. (Mitigation Measure 4.6-2a from Section 4.6; Hydrology and Water Quality) to ensure that the site stormwater drainage system (including individual systems for each residence) shall not allow discharge of uncontrolled runoff onto the site slopes. Concentrated runoff shall not be allowed to flow over graded slopes or areas of thick soil, colluviums, or fill. See Condition No. 12 for additional requirements.
- 8.q. **Mitigation Measure 4.4-3b:** Implement Condition No. 8.o. (Mitigation Measure 4.4-2c) to ensure the recommendations of the geotechnical investigation regarding sub-drains and surface drainage are included in the project design.
- 8.r. **Mitigation Measure 4.6-1:** The applicant shall comply with the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Stormwater Runoff Associated with Construction Activity (General Permit). The SWRCB requires that all construction sites have adequate control measures to reduce the discharge of sediment and other pollutants to streams to ensure compliance with Section 303 of the Clean Water Act. To comply with the NPDES permit, the applicant will file a Notice of Intent with the SWRCB and prepare a SWPPP prior to construction, which includes a detailed, site-specific listing of the potential sources of stormwater pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills) to include a description of the type and location of erosion and sediment control BMPs to be implemented at the project site; and a BMPs monitoring and maintenance schedule to determine the amount of pollutants leaving the proposed project site. A copy of the SWPPP must be current and remain on the project site. Control measures are required prior to and throughout the rainy season. Water quality BMPs identified in the SWPPP shall include, but are not limited to, the following:
- Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place during the winter and spring months.
 - Sediment shall be retained on-site by detention basins, on-site sediment traps, or other appropriate measures.
 - A spill prevention and countermeasure plan shall be developed which would identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used on-site. The plan shall also require the proper storage, handling, use, and disposal of petroleum products.
 - Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction.
 - Surface water runoff shall be controlled by directing flowing water away from critical areas and by reducing runoff velocity. Diversion structures such as terraces, dikes, and ditches shall collect and direct runoff water around vulnerable areas to

prepared drainage outlets. Surface roughening, berms, check dams, hay bales, or similar devices shall be used to reduce runoff velocity and erosion.

- Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out.
- Construction materials, including topsoil and chemicals, shall be stored, covered, and isolated to prevent runoff losses and contamination of groundwater.
- Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events.
- Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.
- Disturbed areas shall be revegetated after completion of construction activities.
- All necessary permits and approvals shall be obtained.
- Provide sanitary facilities for construction workers.

8.s. **Mitigation Measure 4.6-2a:** Prior to the recordation of the final subdivision map, a maintenance agreement shall be developed between the County and the Homeowners Association (HOA) or equivalent entity requiring the HOA or equivalent entity to complete the following tasks and provide the following information on a routine basis. These requirements apply only to the bioretention treatment system area of the project site and are as follows:

- Maintenance of soils and plantings, including routine pruning, mowing, irrigation, replenishment of mulch, weeding, and fertilizing with a slow-release fertilizer with trace elements.
- Removal of obstructions and trash from bioretention areas.
- Use of only pesticides and fertilizers that are accepted within the integrated pest management approach for use in the bioretention areas.
- Repair of erosion at inflow points.
- Monthly review and inspection of bioretention areas for the following:
 - Obstruction of trash,
 - If ponded water is observed, the surface soils shall be removed and replaced and sub-drain systems inspected, and
 - Condition of grasses.
- Distribution of the following:

- A copy of the stormwater management plans shall be made available to personnel in charge of facility maintenance and shall be distributed to the subcontractor representative engaged in the maintenance or installation of the bioretention system, and
- Material presented in the integrated pest management program will be made available to personnel in charge of facility maintenance and shall be distributed to the subcontractor representative engaged in the maintenance or installation of the bioretention system.

8.t. **Mitigation Measure 4.6-2b:** Prior to recordation of the final subdivision map, a maintenance agreement shall be developed between the County and the HOA or equivalent entity requiring the HOA or equivalent entity to complete the following tasks and provide the following information on a routine basis. These requirements apply to all common areas of the project site and are as follows:

- Drainage inlets shall be inspected monthly and kept clean of any trash that may have accumulated. It is the responsibility of the property manager/owner to have those inspections performed, documented, and any repairs made.
- Landscape areas shall be covered with plants or some type of ground cover to minimize erosion. No areas are to be left as bare dirt that could erode. Mounding slopes shall not exceed two horizontal to one vertical.
- Pesticides and fertilizers shall be stored as hazardous materials and in appropriate packaging; over spraying onto paved areas shall be avoided when applying fertilizers and pesticides. Pesticides and fertilizers shall be prohibited from being stored outside.
- Landscape areas shall be inspected and all trash picked up and obstruction to the drainage flow removed on a monthly basis minimum. The project site shall be designed with efficient irrigation and drainage to reduce pesticide use. Plants shall be selected based on size and situation to reduce maintenance and routine pruning.
- Integrated pest management information shall be provided to the building management.

8.u. **Mitigation Measure 4.6-2c:** Infiltration systems shall be designed in accordance with the following procedures outlined in the California Stormwater Best Management Practice Handbooks to reduce runoff and restore natural flows to groundwater:

- Biofilters and/or vegetative swale drainage systems will be installed at roof downspouts for all buildings on the project site, allowing sediments and particulates to filter and degrade biologically.
- Structural source controls, such as covers, impermeable surfaces, secondary containment facilities, runoff diversion berms, sediment, and grease traps in parking areas will be installed.
- Designated trash storage areas will be covered to protect bins from rainfall.

- 8.v. **Mitigation Measure 4.6-3a:** Prior to the recordation of the final subdivision map, a maintenance agreement shall be developed between the County and the HOA or equivalent entity requiring the HOA or equivalent entity to complete and provide the documentation of annual inspection and cleaning of each of the 19 individual lot storm drainage systems. The inspection shall be performed during the dry season and shall include removal of all trash and obstructions from area drains, cleanouts, and catch basins.
- 8.w. **Mitigation Measure 4.6-3b:** The 15-inch diameter stormwater drain pipe flowing at 2 percent that crosses Ascension Drive at Enchanted Way shall be replaced with a 21-inch diameter pipe. The 30-inch diameter stormwater drain pipe flowing at 1.3 percent shall be replaced with a 36-inch diameter pipe sloped at 2 percent. Stormwater drain pipe infrastructure improvements shall adhere to all applicable regulations and ordinances.
- 8.x. **Mitigation Measure 4.7-1:** The project applicant shall ensure through the enforcement of contractual obligations that all contractors transport, store, and handle construction-required hazardous materials in a manner consistent with relevant regulations and guidelines, including those recommended and enforced by the San Mateo County Planning and Building Department, Office of Environmental Health Services Division, and Office of Emergency Services. Recommendations may include, but are not limited to, transporting and storing materials in appropriate and approved containers, maintaining required clearances, and handling materials using approved protocols.
- 8.y. **Mitigation Measure 4.7-2:** The applicant shall be required through contractual obligations that the construction contractor(s) mark(s) the areas planned to be disturbed in white paint and notify Underground Service Alert (USA) one week prior to the beginning of excavation activities. This will be completed so that the entire construction area is properly surveyed in order to minimize the risk of exposing or damaging underground utilities. USA provides a free "Dig Alert" service to all excavators (contractors, homeowners and others), in northern California, and will automatically notify all USA Members (utility service providers) who may have underground facilities at their work site. In response, the USA Members will mark or stake the horizontal path of their underground facilities, provide information about, or give clearance to dig. This service protects excavators from personal injury and underground facilities from being damaged. The utility companies will be responsible for the timely removal or protection of any existing utility facilities located within construction areas.
- 8.z. **Mitigation Measure 4.7-3a:** The applicant shall ensure through the enforcement of contractual obligations to be contained within the Subdivision Improvement Agreement (Condition No. 21) that the following measures are implemented by contractors during project construction:
- Staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a firebreak.
 - Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.

- 8.a.a. **Mitigation Measure 4.7-3b:** The building plans of the proposed project shall be reviewed by a representative from County Fire/Cal-Fire to ensure that regulations in the County's Fire Ordinance are met and the project complies with County Fire/Cal-Fire requirements. The development of the proposed project shall be in compliance with Chapter 15 of the County General Plan with respect to residential uses adjacent to open space areas where wildfire is a threat, as well as Cal-Fire requirements (Condition No. 49).
- 8.a.b. **Mitigation Measure 4.8-1:** The project applicant shall ensure through contractual agreements to be contained within the Subdivision Improvement Agreement (Condition No. 21) that the following measures are implemented during construction:
- Construction activities shall be limited to occur between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and 9:00 a.m. and 5:00 p.m. on Saturdays. Construction activities shall not occur on Sundays, Thanksgiving, or Christmas. The intent of this measure is to prevent construction activities during the more sensitive time period and minimize the potential for effects.
 - Stationary equipment and staging areas shall be located as far as practical from noise-sensitive receptors.
 - All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and acoustical shields or shrouds, in accordance with manufacturers' recommendations.
 - Construction activities shall conform to the following standards: (a) there shall be no start-up of machines or equipment, no delivery of materials or equipment, no cleaning of machines or equipment and no servicing of equipment except during the permitted hours of construction; (b) radios played at high volume, loud talking and other forms of communication constituting a nuisance shall not be permitted.
 - The general contractors for all construction activities shall provide a contact number for citizen complaints and a methodology for dealing with such complaints such as designating a noise disturbance coordinator. This noise disturbance coordinator shall receive all public complaints about construction-related noise and vibration, shall be responsible for determining the cause of the complaint, and shall implement any feasible measures to be taken to alleviate the problem. All complaints and resolution of complaints shall be reported to the County weekly.
- 8.a.c. **Mitigation Measure 4.10-2a:** Residents of the proposed project shall comply with all requirements of Cal Water's Water Shortage Contingency Plan as mandated by Cal Water and BSD. These requirements may include, but are not limited to the following that shall be contained within an HOA agreement:
- Voluntarily reduce water consumption at single-family residences;
 - Adhere to the minimum allocation given to single-family residential customers or pay penalty rate applied to service bill for use that is in excess of customer's allocation; and/or
 - Comply with orders prohibiting the use of water for specific activities, such as a prohibition of potable water use for landscape irrigation.

- 8.a.d. **Mitigation Measure 4.10-2b:** Pumping facilities shall be installed at the existing water tank owned by Cal Water to provide adequate water pressure for residential and fire protection uses. Cal Water shall be contacted to review pumping facilities design and ensure compliance with applicable standards. The project applicant shall be responsible for covering the cost of the development of these facilities prior to the recordation of the final subdivision map.
- 8.a.e. **Mitigation Measure 4.10-2c:** Two existing water mains shall be relocated such that they are within the right-of-way of the proposed private street or at the property boundary so as to allow ease of maintenance of the water mains. Prior to the issuance of a grading permit "hard card," a new Cal Water easement shall be established that meets with the approval of Cal Water to the project site to replace the existing Cal Water easements. The two water mains include an 8-inch diameter water main connecting the water tank to the water main located on Parrot Drive and a 10-inch diameter water main connecting the water tank to the water main located on Bel Aire Drive.
- 8.a.f. **Mitigation Measure 4.10-3:** The applicant shall offset the increase in sewer flow generated by the proposed project by reducing the amount of existing Inflow and Infiltration (I&I) into the CSCSD sewer system. The offset amount shall achieve a zero net increase in flow during wet weather events with implementation of the proposed project. This shall be achieved through the construction of improvements to impacted areas of the sewer system, with construction plans subject to CSCSD approval and required to be in compliance with applicable regulatory requirements. Construction of improvements, as approved by the CSCSD, shall be completed prior to the recordation of the final subdivision map.
- 8.a.g. **Mitigation Measure 4.10-5:** The applicant shall ensure that fire sprinklers with appropriate flow rates are installed for all structures that would be developed as a part of the proposed project, per County Fire/Cal-Fire's alternate materials and methods request.
- 8.a.h. **Mitigation Measure 4.11-3:** Either provide street lighting on the private streets to a level of 0.4 minimum maintained average foot-candles with a uniformity ratio of 6:1, average to minimum or ensure street lighting is consistent with safety standards of the County-governed Bel Aire Lighting District.
- 8.a.i. **Mitigation Measure 4.11-4:** Within the corner sight triangles at the new street intersection, there should be no walls, fencing, or signs that would obstruct visibility. Trees should be planted so as to not create a "wall" effect when viewed at a shallow angle. The type of shrubbery planted within the triangles should be such that it will grow no higher than 3 feet above the adjacent roadway surface. Trees planted within the sight triangle areas should be large enough that the lowest limbs are at least 7 feet above the surface of the adjacent roadway. Street parking should be prohibited within the bounds of the sight triangle, as well as within the fire hammerhead turnarounds.

Grading Permit Conditions

9. Prior to issuance of a grading permit hard card by the Planning and Building Department, the applicant shall file a plan to correct the existing surface erosion conditions on the subject site (Erosion Correction Plan). The Erosion Correction Plan shall include provisions for the removal or correction of the failed drainage facilities at the southwest corner of the site. The Erosion Correction Plan will be subject to review and approval by the Community Development Director and the Director of Public Works. The applicant shall also post a security in an amount determined by the Community Development Director and/or the Director of Public Works to be sufficient to ensure the faithful performance of the Erosion Correction Plan, pursuant to Section 8604.11 of the San Mateo County Ordinance Code.
10. The applicant is required to comply with the County's Drainage Policy and the approved Erosion and Sediment Control Plan. A final Erosion and Sediment Control Plan is required at the building permit stage and should contain all measures of the approved Erosion and Sediment Control Plan and measures required by project mitigation measures.
11. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless approved, in writing, by the Community Development Director. The property owner(s) shall submit a letter to the Current Planning Section, at least two weeks prior to commencement of grading, stating the date when grading will begin, and its anticipated duration.
12. The property owner(s) shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section, prior to the issuance of any grading permit "hard card."
13. Prior to the issuance of the grading permit "hard card," the property owner(s) shall schedule an erosion control inspection by Current Planning Section staff to demonstrate that the approved erosion control plan has been implemented. The property owner(s) is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into local drainage systems and water bodies by adhering to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) "General Construction and Site Supervision Guidelines," including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of fiber rolls or coir netting, and passive measures, such as minimizing vegetation removal and revegetating disturbed areas with vegetation that is compatible with the surrounding environment.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- f. Delineating with field markers clearing limits, setbacks, and drainage courses. Prior to issuance of a grading permit "hard card" for either property, the property owner(s) shall install accurate and visible markers (at a minimum height of 4 feet), to the satisfaction of the County Department of Parks, delineating all sides of the shared property line between the subject parcels and County property.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting construction access routes and stabilizing designated access points.
 - j. Avoid tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - k. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - l. 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.
 - m. 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.
14. While the property owner(s) must adhere to the final approved Erosion and Sediment Control Plan (per Condition No. 9) during grading and construction, it is the responsibility of the civil engineer and/or construction manager to implement the Best Management Practices (BMPs) that are best suited for each project site. If site conditions require additional measures in order to comply with the SMCWPPP and prevent erosion and sediment discharges, said measures shall be installed immediately under the direction of the project engineer. If additional measures are necessary in the reasonable judgment of the San Mateo County Community Development Director and the Director of Public Works, the erosion and sediment control plan shall be updated to reflect those changes and shall be resubmitted to the Planning and Building Department for review. The County reserves the right to require additional (and/or different) erosion and sediment control measures during grading and/or construction if the approved plan proves to be inadequate for the unique characteristics of each job site.
15. Prior to the issuance of a grading permit "hard card," the property owner(s) shall submit a schedule of grading operations, subject to review and approval by the Department of Public Works and the Current Planning Section. The submitted schedule shall include a schedule for, and details of, the off-site haul operations, including, but not limited to: gravel import site(s), size of trucks, haul route(s), time and frequency of haul trips, and dust and debris control measures. The submitted schedule shall represent the work in detail and project grading operations through to the completion of grading activities and stabilization of all disturbed areas of the site(s). As part of the review of the submitted schedule, the County may place such restrictions on the hauling operation, as it deems necessary. During periods of active grading, the property owner(s) shall submit

monthly updates of the schedule to the Department of Public Works and the Current Planning Section.

16. The provision of the San Mateo County Grading Regulations shall govern all grading on and adjacent to the project sites. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in the grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
17. Upon the start of grading activities and through to the completion of the project, the property owner(s) shall be responsible for ensuring that the following dust control guidelines are implemented:
 - a. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water body, property, or streets. Equipment and materials on the site shall be used in such a manner as to avoid excessive dust. A dust control plan may be required at any time during the course of the project.
 - b. A dust palliative shall be applied to the site when required by the County. The type and rate of application shall be recommended by the soils engineer and approved by the Department of Public Works, the Planning and Building Department's Geotechnical Section, and the Regional Water Quality Control Board.
18. Final approval of all grading permits is required. For final approval of the grading permits, the property owner(s) shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project sites:
 - 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 Section.
 - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.

Public Access/Design/Landscaping

- 19 a. Prior to recordation of the final map, the applicant will be required to submit the Covenants, Conditions and Restrictions (CC&Rs) (deed restriction) intended to be recorded to the Current Planning Section and County Counsel for review and approval prior to recordation. The CC&Rs shall include the following items:
 - a. The subdivision shall not be gated or restrict access in any way to the general public in order to provide public access and use of the sidewalks and proposed trail system and overlook areas.
 - b. Dwellings constructed within the subdivision shall incorporate a maximum 28-foot height limit that is measured perpendicular to the finished grade, and allows for architectural projections such as chimneys, dormers or gables.

- c. Dwelling designs shall incorporate styles presented as part of the “Ascension Heights Design Guidelines” proposed by the applicant and presented to the Planning Commission on October 14, 2015.”
 - d. No structural development (other than drainage improvements) shall occur within the rear 20 feet of Lots 1 through 7 (lots that back along Parrot Drive lots).
- 19.b. The applicant shall record documents which address future maintenance responsibilities for the pedestrian trail/overlook and all landscaping in common areas to be installed per the approved landscape plan (see also Condition 8.a.).

Cultural Resources

20. The property owner(s) and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains which the property owner(s) shall comply with.

Noise

21. The property owner(s) shall comply with the County's Noise Ordinance limiting construction and grading activities during the hours between 7:00 a.m. and 6:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on Saturdays, and prohibiting construction on Sundays, Thanksgiving and Christmas.

Department of Public Works

22. Prior to recordation of the final map, the applicant will be required to submit to the Department of Public Works a complete set of improvement plans including all provisions for roadways, driveway, utilities, storm drainage, and stormwater treatment, all in accordance with the County Subdivision Regulations, County Standard Details, County Drainage Policy and NPDES permit. Improvement plans must be accompanied by a plan review deposit in the amount of \$1,000.00 made payable to the County of San Mateo Department of Public Works.
23. Upon the Department of Public Works' approval of the improvement plans, the applicant will be required to execute a Subdivision Improvement Agreement and post securities with the Department of Public Works as follows:
- a. Faithful Performance – 100 percent of the estimated cost of constructing the improvements.
 - b. Labor and Materials – 50 percent of the estimated cost of constructing the improvements.
24. The applicant shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans and submitted to the Department of Public Works for review. Upon completion of this review, the applicant or his engineer shall have these approved plans signed by the Crystal Springs County Sanitary District.
25. Any potable water system work required by the appropriate district within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit

have been met. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.

26. The applicant shall submit a driveway "plan and profile" to the Department of Public Works, showing the driveway access to each parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) and to County Standards for driveways (at property line) being the same elevation as the center of the access roadway. When appropriate, 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.
27. The applicant shall have designed (by a registered civil engineer) and the applicant shall construct an on-site private street to serve the proposed lots of this subdivision. This street shall be designed and constructed to no less than the standards for an "Urban Private Street." The street shall be posted for no parking and it shall terminate in a turnaround meeting the requirements of the applicable fire jurisdiction and the San Mateo County Department of Public Works.
28. The applicant shall have prepared (by a registered civil engineer) a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.

Any upgrades to the existing stormwater system, as required by this project, shall be completed by the owner prior to the recordation of the subdivision map.
29. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.
30. The applicant shall record documents which address future maintenance responsibilities of any private drainage and/or roadway facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.
31. The property owner shall dedicate sanitary sewer easements for any portion of the sewer main which lies outside of existing public sanitary sewer easements, if applicable.
32. The applicant shall submit to the project planner (for recordation) legal descriptions of the reconfigured parcels. The project planner will review these descriptions and forward them to Public Works for approval.
33. Prior to recordation, the applicant shall submit written certification from the appropriate energy and communication utilities, sewer district, and water district to the Department of Public Works and the Planning Department stating that they will provide services to the proposed parcels of this subdivision.
34. The applicant shall submit a subdivision map to the Department of Public Works – County Surveyor for review and recordation.

35. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Ordinance.
36. Prior to the issuance of the grading permit, the applicant shall submit, to the Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation, as it deems necessary.
37. 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.
38. Prior to the issuance of future building permits, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed buildings per Ordinance No. 3277.
39. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
40. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.

Building Inspection Section

41. Building permits shall be applied for and obtained from the Building Inspection Section for any future construction on any of the 19 created parcels indicated for development after filing the final subdivision map.

Cal-Fire

42. An Alternate Methods or Materials Request has been approved by the Fire Marshal for this project. A modified 13D system will be required as follows: three-head calculations for the three most hydraulically demanding heads without regard to partitions; bathrooms, closets and pantries will have fire sprinkler coverage; all attic access shall have on-head coverage; a remote inspector's test; an exterior alarm bell and an interior alarm. This condition shall be met at the building permit phase of the project.
43. No combustibles shall be on-site prior to the required fire protection water supply and fire department access provided.
44. The following fire flow will be required depending upon the total floor space square footage of the largest structure: Up to 3,600 sq. ft., 1,000 gpm; 3,601 to 4,800 sq. ft., 1,750 gpm; 4,801 to 6,200 sq. ft., 2,000 gpm. This fire flow shall be available for a minimum of 2 hours and at 20-psi residual operating pressure.

- 45. The required fire flow shall be available from a County Standard 6-inch Wet Barrel Fire Hydrant; the configuration of the hydrant shall have a minimum of one each 4 1/2-inch outlet and one each 2 1/2-inch outlet located not more than 200 feet from the building, measured by way of approved drivable access to the project site.
- 46. When receiving water service for fire protection (hydrants, fire sprinkler systems) from a public or municipal water purveyor, written certification from the water company that hydrants will be installed or that the existing water system is capable of meeting the project conditions is required to be presented to the San Mateo County Fire Department for verification to show that the required upgrades to the system will be installed and that existing fire flows will meet the project requirements.
- 47. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be 20 feet wide, all weather surface, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 16 percent shall be approved by the Fire Marshal. Gravel road access shall be certified by an engineer as to the compaction and weight it will support.
- 48. 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 Fire Codes.
- 49. All dead-end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter. Alternates such as a hammerhead T may be approved by the Fire Marshal.
- 50. All new public water systems, extensions from a public water system or replacement of any main or line of an existing public water system shall have a minimum diameter of 6 inches. If the pipes are not linked in grid or if individual legs are over 600 feet in length, then the minimum diameter shall be 8 inches.
- 51. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection shall meet CRC R327 or CBC Chapter 7A requirements. You can visit the Office of the State Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." This condition to be met at the building permit phase of the project.

3. **Correspondence and Other Matters**

None

4. **Consideration of Study Session for Next Meeting**

2nd Unit Regulations on the agenda for 10/28/15 Planning Commission Meeting

5. **Director's Report**

Staff will make a presentation to the MidCoast Community Council this evening regarding the Connect the Coastside project, which will be presented as an informational item at the 11/4/15 Planning Commission meeting.

October 20th the Board of Supervisors will hold a public hearing for the 7th Street Fence appeal.

Tunicas Creek- There are concerns at Tunicas Creek, including late night parties and homeless people on the beach. The Department is actively working with Public Works and land owners on this issue.

Plan Princeton is conducting various focus groups to work on the goals and objectives; the next focus issue will be on the Shoreline Management Plan.

As Co-Chair of the Charitable Contributions Campaign, there will be a Pumpkin Carving event on Monday October 26, 2015 will be our Kick-Off to the event and are more than welcome to come.

6. **Adjournment**

Meeting adjourned at 1:50 p.m.

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