Lots 5-11

County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
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April 30, 2014

Mr. Jack Chamberlain
Chamberlain Group
655 Skyway, Suite #230
San Carlos, CA 94070

Dear Mr. Chamberlain:

SUBJECT: County File Number PLN 2006-00357
Bunker Hill Drive, San Mateo Highlands
APN 041-101-290

On April 27, 2010, Ticonderoga Partners, LLC/Chamberlain Group received approval from the San Mateo County Board of Supervisors for a County-proposed Zoning Text Amendment, a Rezoning, a Lot Line Adjustment, a Major Subdivision, a Resource Management (RM) Permit, and a Grading Permit, for the development of eleven residential lots on APNs 041-101-290 and 041-072-030 in the County unincorporated area of San Mateo Highlands. The approved project includes the creation of a 93.39-acre parcel, which is subject to a recorded conservation easement and is not the subject of the proposed Minor Modification.

On March 9, 2011, the County approved a requested Minor Modification[1] to the approved RM Permit to reduce the home sizes on Lots 1 through 4 on Bunker Hill Drive, as specified below:

2011 Requested Modification to Reduce Home Sizes			
Lot Number	*Approved House Size (sq. ft.)*	*House Size Under Minor Modification (sq. ft.)*	*Total Size Reduction (sq. ft.)*
1	3,727	**2,679**	**-1,048**
2	3,727	**2,679**	**-1,048**
3	3,874	**2,726**	**-1,148**
4	3,874	**2,726**	**-1,148**

The approved Minor Modification also reduced the size of the attached garages from 3-car to 2-car garages.

[1] Public notification of the minor modification was sent on January 25, 2011.

Any adjustment to home size is considered a modification to the approved project. Condition No. 1 of the Board of Supervisors' approval for the Highlands Project reads as follows:

> *This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Board of Supervisors on April 27, 2010. Minor revisions or modifications to these projects in compliance with Condition No. 5 may be made subject to the review and approval of the Community Development Director. Revisions or modifications not in compliance with Condition No. 5 shall be deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing.*

Condition No. 5, as referenced above, reads:

> *This project will be implemented as proposed, mitigated, conditioned, and approved by the Board of Supervisors, regarding parcel size and configuration,* ***home sizes****, home locations, architectural design, style and color, materials, height and foundation design. Prior to the issuance of a Certificate of Occupancy for any residence, the applicant shall provide photographs to the Current Planning Section staff to demonstrate utilization of the approved colors and materials. Materials and colors shall not be highly reflective.*

Current Request for Minor Modification

On March 25, 2014, the property owner requested a modification to allow a 3,306 sq. ft. home on Lot 3, where 2,726 sq. ft. is currently the maximum floor area size. The downward sloping topography of the parcel necessitates a driveway bridge to the proposed garage, a 3-story structure, and associated floor area, to span the 33-foot vertical distance from the driveway bridge/garage floor to the foundation at the rear of the proposed home. The proposed home includes an upper level floor plan (garage story), a main level floor plan, and a lower level floor plan.

Public notification of the minor modification of this project was sent on April 15, 2014. Comments were due by April 28, 2014. Staff received one general inquiry and a statement from a representative of the Highlands Community Association (HCA) stating no comment regarding this request. No objections were received.

I am able to approve the proposed revision as a "minor modification" because the proposed modification is necessitated by the topography. Additionally, the floor area requested is less than that approved by the Board of Supervisors in 2010.

Aside from the matters addressed by the Minor Modification, the proposed residences will be required to meet all other applicable conditions of approval as adopted by the Board of Supervisors on April 27, 2010, and obtain necessary approvals from County agencies including, but not limited to, the Planning and Building Department, the Department of Public

Works, and the San Mateo County Fire Department. The conditions of approval for this project have been revised to reflect the approved modification.

If you have questions regarding this matter, please feel free to contact me at 650/363-1861.

Sincerely,

Jim Eggemeyer
Community Development Director

JKE:CML:fc – CML Y0365_WFN.DOC

cc: Department of Public Works
Building Inspection Section
Lennie Roberts, Committee for Green Foothills
Margaret Netto, Representative of the Highlands Community Association
Catherine Palter

Attachment A

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

REVISED
FINDINGS FOR COUNTY-PROPOSED
RESOURCE MANAGEMENT (RM) ZONING DISTRICT TEXT AMENDMENT

Permit File Number: PLN 2006-00357 Board Meeting Date: April 27, 2010

Prepared By: Camille Leung, Project Planner Adopted By: Board of Supervisors

FINDINGS

Regarding the Environmental Review, Found:

1. That the re-circulated Draft Environmental Impact Report (EIR) and Final EIR, as clarified by the Planning Commission at its meeting of February 10, 2010, are complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines. The public review period for the Draft EIR was September 14, 2009 to November 9, 2009. The public review period for the Final EIR was January 4, 2010 to January 14, 2010..

2. That, on the basis of the Draft and Final EIR, no substantial evidence exists that the project, as proposed, mitigated, and conditioned, will have a significant effect on the environment. The prepared Draft and Final EIR reveal that the project may only result in impacts considered "less than significant."

3. That no mitigation measures were included in the Draft and Final EIR for the Zoning Text Amendment, as the proposed amendment would not have a significant effect on the environment.

4. That the Draft and Final EIR reflects the independent judgment of San Mateo County.

Regarding the Zoning Text Amendment to the Resource Management (RM) District Regulations, Found:

5. That the Board of Supervisors has reviewed and considered the information contained in the Draft and Final EIR prior to approving the project.

6. That the amendment is required by public necessity, convenience, and general welfare, and that the amendment has followed the procedure specified in Chapter 27 (*Amendments*) of the San Mateo County Zoning Regulations. The proposed amendment would allow setback reductions in other urban RM-zoned properties, in order to promote the preservation of open space, reduce associated land disturbance and

grading, and allow the location of homes in a manner conforming to the existing pattern of development within an urban residential neighborhood.

Regarding the Zoning Text Amendment to the Resource Management (RM) District Regulations:

7. Adopted the ordinance included as Attachment X of the staff report amending the RM District Regulations by adding a provision that would allow a reduction in existing setbacks and accessory building setbacks for properties that meet specific criteria for preservation of open space, project conformance to existing development, minimization of grading, and compliance with development standards.

Attachment B

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

REVISED
FINDINGS AND CONDITIONS OF APPROVAL
FOR THE HIGHLANDS ESTATES PROJECT

Permit File Number: PLN 2006-00357 Board Meeting Date: April 27, 2010

Prepared By: Camille Leung, Project Planner Adopted By: Board of Supervisors

FINDINGS

Regarding the Environmental Review, Found:

1. That the re-circulated Draft Environmental Impact Report (EIR) and Final EIR, as clarified by the Planning Commission at its meeting of February 10, 2010, are complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines. The public review period for the Final EIR was January 4, 2010 to January 14, 2010.

2. That, on the basis of the Draft and Final EIR, no substantial evidence exists that the project, as proposed, mitigated, and conditioned, will have a significant effect on the environment. The prepared Draft and Final EIR reveal that the project, as mitigated, would only result in impacts considered "less than significant."

3. That the Mitigation Monitoring and Reporting Program incorporated within the Final EIR, which monitors compliance with mitigation measures intended to avoid or substantially lessen environmental effects that would be significant absent such mitigation, has been adopted. Compliance with the conditions of approval listed below shall be monitored and confirmed according to implementation deadlines as specified within each condition.

4. That the Draft and Final EIR reflects the independent judgment of San Mateo County.

Regarding the Major Subdivision and Lot Line Adjustment, Found:

5. That, in accordance with Section 7013.3.b of the County Subdivision Regulations, this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan, specifically, Policies 8.14 (*Land Use Compatibility*) and 8.35 (*Uses*), requiring consistency of proposed parcels with surrounding residential land uses, and Policy 8.29 (*Infilling*) which encourages the infilling of urban areas where infrastructure and services are available. As proposed and conditioned, the Lot Line Adjustment and Subdivision would result in home sites

compatible with surrounding home sites which are zoned R-1/S-8 (minimum parcel size of 7,500 sq. ft.). Also, each of the eleven proposed residential lots would adjoin existing homes and be served by existing roads and utilities.

6. That the site is physically suitable for the type, and proposed density of, development. As described in Sections A.1 and A.2 of the staff report, the project complies with both the General Plan land use density designation and the Resource Management (RM) Zoning District Maximum Density of Development. As discussed in the re-circulated Draft EIR and Final EIR, the project, as proposed and mitigated, would not result in any significant impacts to the environment.

7. That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat. Implementation of mitigation measures in the re-circulated Draft EIR and Final EIR would reduce project environmental impacts to less than significant levels.

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. Existing easements include an access easement along Bunker Hill Drive to benefit an adjacent parcel (not owned by the applicant), water line easements from the two California Water Service Company parcels surrounded by the larger project parcel, storm drain easements from Yorktown Road and New Brunswick Drive, and a 120-foot sanitary sewer easement from Ticonderoga Drive. The project would not change the boundaries of or impede access to these existing easements.

9. That future development on the parcels could make use of passive heating and cooling to the extent practicable because parcels have unobstructed solar access to the southwest, thereby allowing morning sun to passively or actively (using rooftop solar panels) heat the proposed houses.

10. That, subject to the mitigation measures contained in the DEIR and FEIR, the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. Sanitary sewer service would be provided to the project site by the Crystal Springs County Sanitation District (District).

11. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("the Williamson Act") nor does the property currently contain any agricultural land uses.

12. That, pursuant to Section 7005 of the San Mateo County Subdivision Regulations, the proposed subdivision would not result in a significant negative effect on the housing needs of the region. The project would result in the construction of eleven (11) new single-family residences where only vacant land currently exists.

Regarding the Rezoning Map Amendments, Found:

13. That the Board of Supervisors has reviewed and considered the information contained in the Draft and Final EIR prior to approving the project.

14. That the amendments are required by public necessity, convenience, and general welfare, and that the amendments have followed the procedure specified in Chapter 27 (*Amendments*) of the San Mateo County Zoning Regulations. The proposed amendments would facilitate the preservation of an urban-zoned parcel which should be reserved for open space use due to on-site sensitive habitat (APN 041-072-030) and the development of an RM-zoned area (portion of APN 041-101-290) that is adjacent to urban residential uses and does not contain any sensitive habitat. The proposed action would result in increased preservation of on-site sensitive habitat and in uses that are more compatible with the surrounding environment.

Regarding the Rezoning Map Amendments:

15. Adopted the ordinance included as Attachment V to the staff report to rezone a portion of APN 041-101-290, shown within the boundaries on the map identified as Exhibit "A" to Attachment V from "Resource Management (RM)" to an "R-1/S-81" zoning designation.

16. Adopted the ordinance included as Attachment W to the staff report, to rezone a 2,178 sq. ft. area (formerly APN 041-072-030) shown within the boundaries on the map identified as Exhibit "A" to Attachment W from "R-1/S-8" to "Resource Management (RM)."

Regarding the Resource Management (RM) Permit, Found:

17. That this project has been reviewed under, and found to comply with, zoning regulations applicable to the Resource Management (RM) District, including Chapter 20.A (*Resource Management District*), Section 6324 (*General Review Criteria for RM District*), and Section 6451.3 of Chapter 23 (*Development Review Procedure*). Specifically, as proposed, mitigated, and conditioned, the project complies with the maximum density credits (plus requested bonus credits), requirement for a conservation easement over the remainder parcel, as well as applicable Environmental Quality Criteria and Site Design Criteria requiring minimization of grading and an RM Permit for tree removal.

Regarding the Grading Permit, Found:

18. That the project will not have a significant adverse effect on the environment. The proposed grading has the potential to result in air quality impacts, substantial soil erosion and impacts to special-status plants and wildlife species. However, as discussed in the re-circulated Draft EIR and Final EIR, implementation of proposed mitigation measures would reduce these project impacts to less than significant levels.

19. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code (*Grading Regulations*), including the grading standards referenced in Section 8605. The applicant has submitted Grading and Detention Plans as well as Erosion Control Plans for the eleven (11) residential lots. As discussed in Section 4.3 of the re-circulated Draft EIR (Geology and Soils), the EIR geotechnical consultant has concluded that the proposed development is feasible with the implementation of proposed mitigation measures. These include (1) the stabilization of existing landslides on the project site, (2) the use of appropriate foundations, (3) compliance with the State's National Pollution Discharge Elimination System (NPDES) General Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP), and (4) implementation of the Bay Area Air Quality Management District's (BAAQMD) Particulate Matter (PM) reduction practices during grading and construction. In addition, staff is recommending a condition of approval that prohibits grading within the wet season (October 15 through April 15) unless approved by the Community Development Director.

20. That the project is consistent with the General Plan. As proposed, mitigated, and conditioned, the project complies with the policies of the Soil Resources Chapter of the General Plan, including policies requiring the minimization of erosion.

CONDITIONS OF APPROVAL

A. PLANNING AND BUILDING DEPARTMENT

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Board of Supervisors on April 27, 2010. Minor revisions or modifications to these projects in compliance with Condition No. 5 may be made subject to the review and approval of the Community Development Director. The Community Development Director determined that request to reduce the home sizes on Lots 1 through 4 by approximately 1,000 sq. ft. to 2,679 sq. ft. for Lots 1 and 2 and 2,726 sq. ft. for Lots 3 and 4 is a minor modification and approved the request on February 18, 2011. Additionally, the Community Development Director determined that the request to increase the size of the home on Lot 3 from 2,726 sq. ft. to 3,306 sq. ft., where the floor area requested is less than that approved by the Board of Supervisors in 2010, is a minor modification and approved the request on April 30, 2014. Revisions or modifications not in compliance with Condition No. 5 shall be deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing.

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 and Building Department upon written request and payment of any applicable extension fees (if required).

3. The Final Map shall be recorded pursuant to the plans approved by the Board of Supervisors; any deviation from the approved plans shall be reviewed and approved by

the Community Development Director. Revisions or modifications not in compliance with parcel size and configuration as approved by the Board of Supervisors and applicable conditions of approval (including but not limited to) Condition Nos. 8, 9 and 11 shall be deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing.

4. The property owner shall comply with all mitigation measures as revised and listed below (based on the Mitigation Monitoring and Reporting Program (MMRP) incorporated within the Final EIR and made available to the public on January 4, 2010). When timing has not been specified below, then mitigation timing and monitoring shall be as specified in the MMRP. The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit "hard card" for the project. The fee shall be staff's cost, plus 10 percent, as 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.

a. **Improvement Measure AES-1a:** The Project Applicant shall provide "finished floor verification" to certify that the structures are actually constructed at the height shown on the approved plans. The Project Applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site. Prior to the below floor framing inspection or the pouring of concrete slab for the lowest floors, the land surveyor shall certify that the lowest floor height as constructed is equal to the elevation of that floor specified by the approved plans. Similarly, certifications of the garage slab and the topmost elevation of the roof are required. The applicant shall provide the certification letter from the licensed land surveyor to the Building Inspection Section.

b. **Improvement Measure AES-1b:** The Project Applicant shall plant a total of eight (8) native trees (minimum 24-gallon each), two directly in front of each home on Lots 5 through 8 to soften and screen views of the new homes from off-site locations. These trees will be in addition to the fourteen (14) required replacement trees (15-gallon size). Of the 14 replacement trees, three (3) trees shall be planted at the back of each of the homes on Cowpens Way and Cobblehill Place (three homes, nine (9) trees total). The applicant shall plant the remaining five (5) trees in the right side yard of Lot 8 in order to provide screening of this residence and other residences on Ticonderoga Drive as viewed from Lakewood Circle. All trees or replacement trees required by this condition shall be maintained in perpetuity by the respective property owner in order to maintain screening of the project.

c. **Improvement Measure AES-2:** Construction contractors shall minimize the use of on-site storage and when necessary store building materials and equipment away from public view and shall keep activity within the project site and construction equipment laydown areas.

d. **Mitigation Measure BIO-2a:** No earlier than 30 days prior to the commencement of construction activities, a survey shall be conducted to determine if active woodrat nests (stickhouses) with young are present within the disturbance zone or within 100 feet of the disturbance zone. If active woodrat nests (stickhouses) with young are identified, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG. At the discretion of the monitoring biologist, clearing and construction within the fenced area would be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.

If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space.

e. **Mitigation Measure BIO-2b:** No earlier than two weeks prior to commencement of construction activities that would occur during the nesting/breeding season of native bird species potentially nesting/roosting on the site (typically February through August in the project region), a survey for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The intent of the survey would be to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 500 feet of the construction zone. The surveys shall be timed such that the last survey is concluded no more than two weeks prior to initiation of construction or tree removal work. If ground disturbance activities are delayed, then an additional pre-construction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities.

If active nests are found in areas that could be directly affected or subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined through consultation with the CDFG, taking into account factors such as the following:

- Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;

- Distance and amount of vegetation or other screening between the construction site and the nest; and

- Sensitivity of individual nesting species and behaviors of the nesting birds.

Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. A qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas of special-status bird species and all birds covered by the Migratory Bird Act to ensure that no impacts on these nests occur.

f. **Mitigation Measure BIO-2c:** Prior to the commencement of construction activities during the breeding season of native bat species in California (generally occurs from April 1 through August 31), a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) shall be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat shall be subject to the approval of the CDFG.

g. **Mitigation Measure BIO-2d:** Immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary. Should a California red-legged frog be observed during the clearance survey, all construction activities on Lot 11 shall be immediately halted and the USFWS shall be immediately contacted. Under no circumstances shall a California red-legged frog be collected or relocated, unless USFWS personnel or their agents implement the measure. Construction-related activities may resume once the frog has naturally left the lot or has been relocated by a permitted biologist (authorized by the USFWS).

h. **Mitigation Measure BIO-3:** Tree replacement shall occur at a minimum 2:1 ratio for all protected trees removed with a circumference of or exceeding 55 inches (17.5 inches diameter at breast height). Therefore, the seven (7) trees proposed for removal shall be replaced with fourteen (14) trees. The replacement of indigenous trees shall be in kind (i.e., live oaks removed shall be replaced by live oaks) and exotic trees to be removed shall be replaced with an appropriate native species on the tree list maintained by the County of San Mateo Planning Department. Replacement trees shall also be maintained for a minimum of three years.

To facilitate the successful replacement of trees, a tree replacement plan shall be prepared and shall meet the following standards:

- Where possible, the plan shall identify suitable areas for tree replacement to occur such that the existing native woodlands in the open space are enhanced and/or expanded.

- The plan shall specify, at a minimum, the following:

  - The location of planting sites;
  - Site preparation and planting procedures;
  - A schedule and action plan to maintain and monitor the tree replacement sites;
  - A list of criteria and performance standards by which to measure success of the tree replacement; and
  - Contingency measures in the event that tree replacement efforts are not successful.

i. **Mitigation Measure BIO-5a:** Prior to the commencement of construction activities on Lot 11, the outer edge of the willow scrub habitat (facing Lot 11) shall be delineated by a qualified biologist. Temporary fencing shall be installed that clearly identifies the outer edge of the willow habitat and that identifies the willow scrub as an "Environmentally Sensitive Area." Signs shall be installed indicating that the fenced area is "restricted" and that all construction activities, personnel, and operational disturbances are prohibited.

j. **Mitigation Measure BIO-5b:** Prior to the issuance of a grading permit, the Project Applicant shall develop an erosion control plan. The plan shall include measures such as silt fencing to prevent project-related erosion and sedimentation from adversely affecting the creek zone and other habitats on and near Lots 1-11. The erosion control plan shall be subject to approval by the County of San Mateo Planning Department.

k. **Mitigation Measure BIO-5c:** Prior to the issuance of the first building permit for any of the eleven (11) homes, the Project Applicant shall develop a lighting plan. The lighting plan shall require that all lighting be directed and shielded as to minimize light spillage into nearby willow scrub habitat, as well as adjacent oak woodland habitats. The lighting plan shall be subject to approval by the County of San Mateo Planning Department.

l. **Mitigation Measure BIO-6:** Prior to the commencement of construction on Lot 8, the occurrence of purple needlegrass shall be mapped, including all stands on the lot with 20 percent or greater cover of native grasses and having a diameter greater than 10 feet. The area of purple needlegrass to be lost due to development of the lot shall then be calculated.

As part of the proposed project, approximately 92 acres of open space would be maintained as open space under a conservation easement. This open space contains a serpentine grassland (on the slope west of the water tanks) that is dominated by native grasses (including purple needlegrass) and other native plant species. These native grasses, including purple needlegrass, would be permanently protected by the conservation easement. In addition, non-native plant areas adjacent to the serpentine grassland shall be restored to support native grasses over an area twice the acreage (2:1) of the stands of purple needlegrass to be lost on Lot 8.

m. **Mitigation Measure GEO-1:** A design-level geotechnical investigation of the site shall be performed prior to any project grading including static and seismic slope stability analysis of the areas of the project site to be graded and developed. The specific mitigation measures to be utilized in order to stabilize existing landslides and areas of potential seismically induced landslides shall be presented in the report. The specific mitigation measures shall include some of the following measures or measures comparable to these:

- Landslide debris on Lots 7 and 8 shall be excavated and replaced with a fully drained conventional buttress fill that is founded in the underlying Franciscan mélange, as recommended by the project geotechnical engineer. (Lots 7-8)

- Retaining walls shall be designed to withstand high lateral earth pressure from adjoining natural materials and/or backfill shall be installed at the rear of Lots 5 through 8. In addition, retaining walls shall be built in the front of Lots 5 and 6 to aid in maintaining the slopes behind the lots and the more extensive cut required for Lots 5 and 6. (Lots 5-8)

- A surface drainage system shall be installed for each lot to mitigate new landslides developing within the thin veneer of soil mantling the bedrock on the slope below Lots 1 through 4. (Lots 1-4)

- Subsurface drainage galleries may be installed to control the flow of groundwater and reduce the potential for slope instabilities from occurring in the future. (All lots)

- Over-steepening of slopes shall be avoided. Horizontal benches shall be constructed on all reconstructed slopes at an interval of 25 to 30 feet. New fill shall be compacted to at least 90 percent relative compaction (as determined by ASTM test method D1557). (All lots)

- Drilled piers and grade-beam foundations shall be used to support foundations in accordance with recommendations of the project geotechnical engineer. (All lots)

n. **Mitigation Measure GEO-2a:** Materials used to construct the buttress fill should have effective strength parameters equal to or better than the parameters used in the Treadwell and Rollo 2009 study. (Lots 7 and 8)

o. **Mitigation Measure GEO-2b:** The following mitigation measures shall be implemented to ensure the stability of proposed structures that are located on deep fill soils:

- A site-specific, design-level geotechnical investigation shall be completed during the design phase of the proposed project, and prior to approval of new building construction within the site for specific foundation design, slope configuration, and drainage design. (All lots)

- The geotechnical investigation shall provide recommendations to prevent water from ponding in pavement areas and adjacent to the foundation of the proposed residences, and to prevent collected water from being discharged freely onto the ground surface adjacent to the residences, site retaining walls, or artificial slopes. The project geotechnical engineer shall identify on site areas downslope of the homes where the collected water may be discharged utilizing properly designed energy dissipaters. (All lots)

- Fills used at the project site shall be properly placed with keyways and subsurface drainage, and adequately compacted following the recommendations of the final geotechnical report and Geotechnical Engineer, in order to significantly reduce fill settlement. (All lots)

- Underground utilities shall be designed and constructed using flexible connection points to allow for differential settlement. (All lots)

- Foundation plans shall be submitted to the County for review prior to issuance of a building permit. All foundation excavations shall be observed during construction by the project Geotechnical Engineer to insure that subsurface conditions encountered are as anticipated. As-built documentation shall be submitted to the County. (All lots)

- Drilled pier and grade-beam foundations or other appropriate foundations per the recommendations of the design-level geotechnical investigation shall be developed for lots that are determined to likely experience soil creep. (All lots)

All work shall be completed in accordance with requirements of the 2007 California Building Code and the San Mateo County Building Code. (All lots)

p. **Improvement Measure GEO-3:** In compliance with the NPDES regulations, the Project Applicant shall file a Notice of Intent with the State Water Resources Control Board (SWRCB) prior to the start of grading and prepare a SWPPP.

The SWPPP shall include specific best management practices to reduce soil erosion. The SWPPP shall include locations and specifications of recommended soil stabilization techniques, such as placement of straw wattles, silt fence, berms, and storm drain inlet protection. The SWPPP shall also depict staging and mobilization areas with access routes to and from the site for heavy equipment. The SWPPP shall include temporary measures to reduce erosion to be implemented during construction, as well as permanent measures.

County staff and/or representatives shall review the SWPPP to ensure adequate compliance with State and County standards.

County staff and/or representatives shall visit the site during grading and construction to ensure compliance with the SWPPP, as well as note any violations, which shall be corrected immediately. A final inspection shall be completed prior to occupancy.

q. **Mitigation Measure GEO-4:** The Project Applicant shall be required to use the seismic design criteria listed below to design structures and foundations to withstand expected seismic sources in accordance with the California Building Code (2007) as adopted by the County of San Mateo.

Site Class: C
Soil Profile Name: Very Dense Soil and Soft Rock
Occupancy Category: II
Seismic Design Category: E
Mapped Spectral Response for Short Periods- 0.2 Sec (S_s): 2.226 g
Mapped Spectral Response for Long Periods- 1 Sec (S1): 1.273 g
Site Coefficient - Fa, based on the mapped spectral response for short periods: 1.0
Site Coefficient - Fv, based on the mapped spectral response for long periods: 1.3
Adjusted Maximum Considered EQ Spectral Response for Short Periods (SMS): 2.226
Adjusted Maximum Considered EQ Spectral Response for Long Periods (SM1): 1.655
Design (5-percent damped) Spectral Response Acceleration Parameters at short periods (SDS): 1.484
Design (5-percent damped) Spectral Response Acceleration Parameters at long periods (SD1): 1.103

r. **Mitigation Measure GEO-5:** During site grading, soils in each lot shall be observed and tested by the project Geotechnical Engineer to determine if expansive soils are exposed. Should expansive soils be encountered in planned building or pavement locations, the following measures shall be implemented under the direction of the Geotechnical Engineer in order to mitigate the impact of expansive soils:

- Expansive soils in foundation areas shall be excavated and replaced with non-expansive fill to the specifications of the geotechnical engineer.
- A layer of non-expansive fill soils 12 to 24 inches in thickness shall be placed over the expansive materials and prior to the placement of pavements or foundations.
- Moisture conditioning of expansive soil shall be applied to a degree that is several percent above the optimum moisture content or lime treating of the expansive soil.
- Foundations shall be constructed to be below the zone of seasonal moisture fluctuation or to be capable of withstanding the effects of seasonal moisture fluctuations.
- Specific control of surface drainage and subsurface drainage measures shall be provided.
- Low water demand landscaping shall be used.

s. **Mitigation Measure AQ-1:** The Project Applicant shall require that the following BAAQMD recommended and additional PM_{10} reduction practices be implemented by including them in the contractor construction documents:

The first phase of construction shall require 30 percent of construction equipment to meet Tier 1 EPA certification standards for clean technology. The remainder of construction equipment (70 percent), which would consist of older technologies, shall be required to use emulsified fuels.

- The second phase of construction shall require 30 percent of construction equipment to meet Tier 2 EPA certification standards for clean technology and 50 percent to meet Tier 1 EPA certification standards. The remaining 20 percent of construction equipment, which would consist of older technologies, shall use emulsified fuels.
- For all larger vehicles, including cement mixers or other devices that must be delivered by large trucks, vehicles shall be equipped with CARB level three verified control devices.
- Water all active construction areas at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction sites.

- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction sites.
- Sweep public streets adjacent to construction sites daily (with water sweepers) if visible soil material is carried onto the streets.
- Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). Limit traffic speeds on unpaved roads to 15 miles per hour.
- Limit traffic speeds on unpaved roads to 15 miles per hour.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as soon as possible.
- Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site.
- Install wind breaks at the windward sides of the construction areas.
- Suspend excavation and grading activities when wind (as instantaneous gusts) exceeds 25 miles per hour.

t. **Mitigation Measure NOI-1:** The Project Applicant shall require that the following noise reduction practices be implemented by including them in the contractor construction documents:

- Equipment and trucks used for project grading and construction would utilize the best available noise control techniques (e.g., improved exhaust mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds) in order to minimize construction noise impacts.
- Equipment used for project grading and construction would be hydraulically or electrically powered impact tools (e.g., jack hammers and pavement breakers) wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers would be used on other equipment. Other quieter procedures would be used such as drilling rather than impact equipment whenever feasible.

- The grading and construction activity would be kept to the hours of 7:00 AM to 7:00 PM, Monday through Friday. Saturday hours (8:00 AM to 5:00 PM) are permitted upon the discretion of County approval based on input from nearby residents and businesses. Saturday construction (8:00 AM to 5:00 PM) would be allowed once the buildings are fully enclosed. Noise generating grading and construction activities shall not occur at any time on Sundays, Thanksgiving and Christmas.

- Residential property owners within 200 feet of planned construction areas shall be notified of the construction schedule in writing, prior to construction; the project sponsor shall designate a "disturbance coordinator" who shall be responsible for responding to any local complaints regarding construction noise; the coordinator (who may be an employee of the developer or general contractor) shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented; a telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site.

u. **Mitigation Measures HAZMAT-2:** As required by the San Mateo County Fire Protection Ordinance, Section 3.84.100, individual property owners for Lots 1-4 and 9, 10, and 11 shall be responsible for maintaining a fuel break by removing all hazardous flammable materials or growth from the ground around each home for a distance of up to 100 feet from its exterior circumference, for the life of the project. Property owners of lots listed above shall arrange with the property owner of the open space parcel to obtain legal access to the open space parcel for the purpose of vegetation clearance. This would not include the authorization of tree removal for trees protected by the RM zoning regulations or "major removal" of vegetation requiring an RM Permit. For the twelve parcels that constitute the project site, the removal of trees or other vegetation providing screening of the eleven residences such that the residences are made significantly more visible from public viewing location(s) shall constitute a "major removal" requiring an RM Permit. This requirement shall be recorded as a deed restriction on Lots 1 through 4, and 9, 10, and 11 when the lots are sold.

v. **Mitigation Measure HAZMAT-3:** During the design level geotechnical investigation, representative soil samples shall be obtained for each lot proposed on an area underlain or potentially underlain by serpentine bedrock. These samples shall be tested for the presence of naturally occurring asbestos by a state certified testing laboratory in accordance with requirements of the CARB and the BAAQMD and the results shall be provided to the County Planning Department.

If naturally occurring asbestos is identified at the site, a site health and safety (H&S) plan including methods for control of airborne dust shall be prepared. This plan shall be reviewed and approved by the County of San Mateo prior to grading in areas underlain by serpentine-bearing soils or bedrock and naturally occurring asbestos. The H&S plan shall strictly control dust-generating excavation and

compaction of material containing naturally occurring asbestos. The plan shall also identify site-monitoring activities deemed necessary during construction (e.g., air monitoring). Worker monitoring shall also be performed as appropriate. The plan shall define personal protection methods to be used by construction workers. All worker protection and monitoring shall comply with provisions of the Mining Safety and Health Administration (MSHA) Guidelines, California Division of Occupational Safety and Health (DOSH), and the Federal Occupational Safety and Health Administration (OSHA).

If naturally occurring asbestos is found at the site, a Soil Management Plan shall be developed and approved by the County Planning Department to provide detailed descriptions of the control and disposition of soils containing naturally occurring asbestos. Serpentine material placed as fill shall be sufficiently buried in order to prevent erosion by wind or surface water runoff, or exposure to future human activities, such as landscaping or shallow trenches. Additionally, the BAAQMD shall be notified prior to the start of any excavation in areas containing naturally occurring asbestos.

w. **Improvement Measure TRANS-1:** The Project Applicant shall prepare and submit a Construction Management Plan that will, among other things, require that all truck movement associated with project construction occur outside the commute peak hours.

x. **Mitigation Measure TRANS-2:** The Project Applicant shall be required to pay for the installation of advisory traffic signs on Ticonderoga Drive in the vicinity of the proposed homes if determined necessary by the County of San Mateo Department of Public Works.

y. **Mitigation Measure UTIL-1:** The Project Applicant shall mitigate the project-generated increase in sewer flow such that there is a "zero net increase" in flow during wet weather events, by reducing the amount of existing Inflow and Infiltration (INI) into the Crystal Springs County Sanitation District (District) sewer system. This shall be achieved through the construction of improvements to impacted areas of the sewer system, with construction plans subject to District approval. Construction of improvements, as approved by the District, shall be completed prior to the start of the construction of the residences. In addition, as project sewage will be treated by the City of San Mateo's Wastewater Treatment Plant, the Project Applicant shall submit payment of the City of San Mateo Wastewater Treatment Plant Expansion development impact fee to the City of San Mateo. This fee is based on the number of bedrooms in each residential unit and is calculated at the time of the final plans, using the City's fee schedule in effect at the time of the building permit application.

The following conditions of approval document points of discussion among the County, the applicant and neighborhood groups:

5. This project will be implemented as proposed, mitigated, conditioned, and approved by the Board of Supervisors, regarding parcel size and configuration, home sizes, home locations, architectural design, style and color, materials, height and foundation design. Prior to the issuance of a Certificate of Occupancy for any residence, the applicant shall provide photographs to the Current Planning Section staff to demonstrate utilization of the approved colors and materials. Materials and colors shall not be highly reflective.

6. Colors and Materials: The following language shall be recorded as a deed restriction on the applicable parcels when they are sold:

   a. Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof materials that perform as a "cool roof." Roof colors shall be of a medium tone, subject to the approval of the Community Development Director. Exterior lighting shall be minimized and earth-tone colors of lights used.

   b. Lots 1, 2, 3, 4 and 11: Homes shall be no more than one-story high on the front curbside. Home design will be compatible with the area's contemporary, mid-20th century modern style. Rear facades of homes on Lots 9 through 11 shall have details to reduce the massing of the structure, specifically architectural articulation to break up the vertical facade, color variation, and brick or stone treatment for retaining walls supporting the residences.

7. Grading and Construction Staging Limits: Grading and construction activities shall be limited to the grading and staging limits presented in the approved Clearing, Construction, and Grading Limits Plan. The property owner shall maintain non-conflicting vegetation in the side and rear yard areas adjoining 2285 Bunker Hill Dr. until the foundation is installed. The construction drawings associated with the subdivision improvement plans and the individual site development plans for Lots 1 through 11 shall include a Clearing, Construction and Grading Limits Plan (Limits Plan). The Limits Plan and all associated documents must utilize **current topographic data (2009)** for all parcels, as mapped by Chris Hundemer at Treadwell and Rollo. The Limits Plan shall depict the fencing and protection of the adjacent open space parcel in conformance with the approved Vesting Tentative Map. This plan shall be subject to review and approval of the County Planning and Building Department and the Department of Public Works. The applicant shall install orange fencing, staked securely at intervals, along all staging limits prior to the issuance of any Grading Permit "hard card."

8. Development Restriction Over Lot 8: Only a portion of Lot 8 is developable. The rest of the parcel (shown as hatched on Attachment L) is in a "No-Build Zone." The "No-Build Zone" shall be shown on the Final Map for the subdivision. All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e., excluding any "No-Build" areas on the Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any "No-Build" areas as shown on the Final Map for the subject property.

9. Development Restriction Over Lot 11: All areas of Lot 11 are developable as allowed by the County Zoning Regulations, with the exception of a "No-Build Zone" on the right side of the parcel, as illustrated in the approved Clearing, Construction, and Grading Limits Plan. The "No-Build Zone" shall be shown on the Final Map for the subdivision. All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e., excluding any "No-Build" areas on the Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any "No-Build" areas as shown on the Final Map for the subject property.

10. Storm Drainage Plan: Project implementation shall comply with the approved Storm Drainage Plan.

11. Conservation Easement: Lot 12, the open-space parcel, will be subject to a conservation easement in perpetuity, and to a deed restriction, each in forms to be approved by County Counsel and the County Board of Supervisors. The easement will be noted on the Vesting Tentative Map and on the Final Map. Recordation of the Final Map and conservation easement shall be handled by the Department of Public Works (DPW) working cooperatively with Planning staff to ensure the proper order and timing of the recordation of both documents. DPW and Planning staff shall ensure that the Final Map is recorded and ensure recordation of the approved conservation easement immediately following (allowing no other documents to be recorded on the project parcels between the recordings of the Final Map and the conservation easement).

12. The Final Map will include a note stating that "any development of the project parcels must comply with the conditions of approval, as approved by the Board of Supervisors on April 27, 2010."

Conditions of Approval for Certification of Draft and Final EIR

13. Per CEQA Section 15095, the applicant shall provide a copy of the final certified Final EIR to all responsible agencies. **The applicant must complete this requirement within fourteen (14) days of the final approval of this project.**

14. **The applicant shall coordinate with the project planner to record the Notice of Completion and pay an environmental filing fee of $2,792.25 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a $50 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.**

Conditions of Approval for Major Subdivision and Lot Line Adjustment

15. The applicant shall record the conservation easement, as approved by the Board of Supervisors, according to the process described in Condition 11.

16. Prior to the recordation of the Final Map, the property owner shall either produce a deed showing the donation of the land to a park service provider or pay an in-lieu fee, meeting the requirements of Section 7055.3 of the County Subdivision Regulations. A worksheet showing the prescribed calculation appears as Attachment U of the staff report for the January 13, 2010 hearing. As of the date of this report, the in-lieu fee for this subdivision is $236.50. The fee shall be re-calculated at the time of Final Map recording as indicated in the County Subdivision Regulations.

Conditions of Approval for Grading Permit and Tree Removals

17. Twelve (12) separate Grading Permit hard cards are required, one for the subdivision improvements and one for each of the eleven homes. "Hard cards" shall be issued according to the following schedule:

    a. The "hard card" for grading of improvements related to the subdivision (including a sidewalk for Lots 5-8 and all shared access ways) may be issued after the final approval of this project, subject to the approval of the Planning and Building Department's Geotechnical Engineer, Department of Public Works and the Current Planning Section, **and subject to the conditions below**.

    b. The "hard card" for grading of improvements related to the residences (the preparation of building sites and yard areas) can only be issued simultaneously or after the issuance of a building permit for the construction of each new residence, subject to the approval of the Planning and Building Department's Geotechnical Engineer, Department of Public Works and the Current Planning Section.

18. Lots 1-4: Prior to issuance of grading permits, BKF shall prepare cross sections through each lot illustrating existing slopes, proposed final slopes, areas of fill placement and the stepping of houses across the slope. No fill placement will be permitted downslope of proposed residences (with the exception of fill as shown on the grading plans as approved by the Board of Supervisors).

19. Per the mitigation measures in the MMRP, tree removals and grading shall proceed as specified:

    a. Grading Permit hard card cannot be issued until a design-level geotechnical investigation of the site has been performed and submitted to the Planning and Building Department's Geotechnical Section and evidence of completion of Mitigation Measures GEO-3; TRANS-1; BIO-2a through 2d, 5b and 5c; and HAZMAT-3 has been submitted and approved by the project planner.

b. Grading Permit hard card cannot be issued for Lot 8 until evidence of completion of Mitigation Measures BIO-6 has been submitted and approved by the project planner.

c. Grading Permit hard card cannot be issued for Lot 11 until evidence of completion of Mitigation Measures BIO-2d and 5a has been submitted and approved by the project planner.

d. Trees shall not be removed until evidence of implementation of Mitigation Measure BIO-2c has been submitted and approved by the project planner and the Grading Permit hard card has been issued.

20. No grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The property owners 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.

21. This permit does not authorize the removal of any additional trees with trunk circumference of more than 55 inches beyond those approved by the Board of Supervisors. Such activity would require application for and issuance of a separate Resource Management (RM) Permit. All trees not approved for removal under this permit shall be protected during grading operations. Prior to the issuance of the Grading Permit hard card, the applicant shall implement the following tree protection plan:

    The applicant shall establish and maintain tree protection zones throughout the entire length of the project. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue. The applicant shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas. Should 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. Any root cutting shall be monitored by an arborist or forester and documented. Roots to be cut should be severed cleanly with a saw or toppers. Normal irrigation shall be maintained, but oaks should not need summer irrigation. The above information shall be on-site at all times.

22. Prior to the issuance of the grading permit "hard card," the applicant shall schedule an erosion control inspection by Current Planning Section staff to demonstrate that the approved erosion control plan has been implemented. The applicant 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 15 and April 15. Stabilizing shall include both proactive measures, such as the placement of straw bales 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 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, per Condition 6.

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 and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilizing designated access points.

23. While the applicant must adhere to the approved erosion and sediment control plan 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 this 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, 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 (or entirely 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.

24. Prior to the issuance of a Grading Permit "hard card," the applicant 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 winterizing the area and details of the off-site haul operations, including, but not limited to: export site(s), size of trucks, haul route(s), time and frequency of haul trips, and dust and debris control measures. Per the City of San Mateo Department of Public Works, use of De Anza Boulevard is prohibited, as De Anza Boulevard is not a designated truck route. The submitted schedule shall represent the work in detail and project grading operations through to the landscaping and/or restoration of all disturbed areas. 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 applicant shall submit monthly updates of the schedule to the Department of Public Works and the Current Planning Section.

25. The applicant 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."

26. Replacement of vegetation removed in areas within the parcels during grading and construction activities:

    a. Vegetation removed in areas outside of building footprints, driveways, and construction access areas shall be replaced with drought-tolerant, non-invasive plants, immediately after grading is complete in that area. Prior to the issuance of any building permits, the applicant shall submit photographs demonstrating compliance with this condition to the Current Planning Section, subject to review and approval by the Community Development Director.

    b. The applicant shall replace all vegetation removed in all areas not covered by construction with drought-tolerant, non-invasive plants, once construction is completed. Prior to the Current Planning Section's final approval of any building permit, the applicant shall submit photographs demonstrating compliance with this condition, subject to review and approval by the Community Development Director.

27. The provision of the San Mateo County Grading Regulations shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in grading operations shall meet spark arrester and fire-fighting tool requirements, as specified in the California Public Resources Code.

28. Upon the start of grading activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

a. All 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.

29. Final approval of all Grading Permits is required. For final approval of the Grading Permits, the applicant 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 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.

Other Planning and Building Department Project Conditions

30. The color and materials of the bio-retention planters for all homes shall match the surrounding native landscaping, such that planters will blend with the surrounding environment.

31. Building plans for each residence shall demonstrate compliance with the California Water Efficient Landscape Ordinance (AB 1881), prior to the Current Planning Section's approval of the building permit application for each residence.

32. The applicant 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.

33. The property owner is responsible for the annexation of the project site to County governed special districts that will provide utility or other service. The project applicant is responsible for application and fees to the San Mateo Local Agency Formation Commission.

34. For Lots 1 through 8 and Lot 11 (lots with the RM Zoning District), all present and future site preparation activity and development shall comply with Section 6319C.2.F (Development Standards) and Section 6319C.2.G (Minimization of Grading). All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e., excluding any "No-Build" areas on the Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any "No-Build" areas as shown on the Final Map for the subject property. The above statement shall be added as a deed restriction to the respective lots when the lots are sold.

B. PLANNING AND BUILDING DEPARTMENT - GEOTECHNICAL SECTION

35. The grading for this project will require submission of a revised geotechnical report that includes detailed recommendations for grading, erosion control, and foundation design and construction.

36. Building permit applications for Lots 7 and 8 will be required to depict as-built subdrain system alignments for the underlying stabilization buttress on the house foundation plans. The intent is to adjust foundation pier layout (as needed) so that installed subdrain systems are not damaged by foundation construction.

37. Documentation to be submitted for the Lot 10 building permit shall include proposed construction/design measures to provide stable temporary excavations west of the residence so that the stability of an existing fill prism is not adversely impacted during site grading.

38. (All Lots) Prior to issuance of building permits, the Project Geotechnical Consultant shall field inspect (and investigate, as needed) all proposed drainage discharge locations and verify that proposed drainage designs are acceptable from a slope stability/erosion perspective or recommend appropriate modifications.

39. Lots 9 and 10: Future construction in areas outside of the building envelope may require supplemental geotechnical evaluation. Lot 11: Future building construction within the delineated No-Build Zone on the approved Vesting Tentative Map is prohibited. The above statements shall be added as a deed restriction to the respective lots when the lots are sold. Recorded deed restrictions shall be produced prior to the issuance of a Certificate of Occupancy for any residence on these lots.

40. Lot 11: Grading limits, building footprint and building envelope shall be restricted to those boundaries depicted on Lot 11 Exhibit 1 prepared by BKF dated January 27, 2010. These boundaries shall supersede any conflicting boundaries presented on other recently prepared development documents. Construction staging shall not include grading beyond the grading limits.

C. PLANNING AND BUILDING DEPARTMENT - BUILDING INSPECTION SECTION

41. Building permits may be required for all areas of construction. Contact the Building Inspection Section prior to ANY construction for permit requirements.

42. All new residences shall comply with the current Green Building Ordinance, applicable at the time of permit application.

43. Per Section 1404 of the Green Building Ordinance, the applicant is encouraged to incorporate green building features in the construction of the eleven homes, such that the project achieves 75 points or higher or LEED for Homes Certified. Such projects will receive expedited building permit processing.

D. PACIFIC GAS AND ELECTRIC COMPANY

44. Developers will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate the project.

E. DEPARTMENT OF PUBLIC WORKS

Conditions of Approval for Major Subdivision and Lot Line Adjustment

45. The applicant shall install a sidewalk along the front of Lots 5 through 8 on Ticonderoga Drive, subject to review and approval by the Department of Public Works (DPW) and the issuance of an encroachment permit by DPW.

46. The applicant shall install a crosswalk and ADA ramp at the intersection of Ticonderoga Drive and Allegheny Way prior to recordation of the Final Map.

47. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy (including stormwater detention requirements) and applicable NPDES requirements (particularly Provision C.3) for review and approval by the Department of Public Works, prior to the Current Planning Section's approval of any building permit for residences. Individual operation and maintenance agreements for each residence to include all permanent stormwater treatment measures, as approved by the Community Development Director and the Department of Public Works, shall be executed prior to the Current Planning Section's final approval of any building permit for residences.

48. The applicant shall submit a Final Map to the Department of Public Works for review and recording.

49. Prior to recordation of the Final Map, the subdivider shall either construct all improvements required for shared access or enter into a written agreement with the County for future construction of the improvements. Prior to recording 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, driveways, utilities, storm drainage, and stormwater treatment, all in accordance with the County Subdivision Regulations, County Standard Details, County Drainage Policy and NPDES Permit, plus applicable plan review fee.

    Upon the Department of Public Works' approval of the improvement plans, the applicant may be required to execute a Subdivision Improvement Agreement and post securities with the Department of Public Works, if applicable, as follows:

    a. Faithful Performance - 100% on the estimated cost of constructing the improvements;

    b. Labor and Materials - 50% of the estimated cost of constructing the improvements.

Other Department of Public Works Project Conditions

50. The access easement on Lot 8 shall meet the access requirements of the Crystal Springs County Sanitation District, prior to the final approval of the Final Map by the Department of Public Works.

51. For Lots 7 and 8: A maintenance agreement is required for the stairs, subject to San Mateo County Fire Department and Department of Public Works approval.

52. The applicant shall record documents which address future maintenance responsibilities of any private drainage, stormwater treatment or other common facilities which may be constructed. For example, documents would address maintenance of all shared access easements (i.e., Lots 5 through 8, and Lots 9 and 10), as well as shared maintenance of the bio-retention planter on Lot 8 (for the benefit of Lots 7 and 8) and the storm drainage outfall on Lot 9 (for the benefit of Lots 9 and 10). Prior to recording these documents, they shall be submitted to the Department of Public Works for review and prior to the issuance of a Certificate of Occupancy for the applicable parcel (Lots 5 through 10).

53. "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.

54. The applicant shall prepare a plan indicating the proposed method of sewering 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 appropriate County Sewer District.

55. The applicant shall submit, to both the Department of Public Works and the Planning Department, written certification from the appropriate Water District stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.

56. 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.

57. 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.

58. Prior to the issuance of any 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.

59. The applicant shall submit a driveway "Plan and Profile" to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County standards for driveway slopes (not to exceed 20 percent) and to County standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, 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.

60. Plans, with specific construction details, shall be stamped and signed by the registered civil engineer and submitted to the Department of Public Works for review and approval prior to construction.

F. SAN MATEO COUNTY FIRE DEPARTMENT

61. All dead-end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter. For Lots 7, 8, 9, and 10: Lots 9 and 10 shall meet Hammerhead T requirements. The Hammerhead T shall provide a lane that is a minimum width of 20 feet throughout with a minimum inside curve radius of 26 feet and a top of T length of 120 feet minimum. Lots 7 and 8 shall mitigate fire engine access with a higher fire sprinkler flow and coverage and non-combustible exterior siding and decking. Alternate methods and material requests may be applied for at the time of building permit application submittal.

62. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant; the configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not more than 250 feet from the building, measured by way of approved drivable access to the project site.

63. 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 six inches (6"). If the pipes are not linked in grid or if individual legs are over 600 feet in length, then the minimum diameter shall be eight inches (8").

64. 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 required upgrades to the system will be installed and that existing fire flows will meet the project requirements.

65. County Fire Department access shall be to within 150 feet of all exterior portions of structures and to all portions of the exterior walls of the first story of buildings, as measured by an approved access route. Should access to a structure exceed the 150 feet criteria, the applicant may have the option of providing exterior fire resistant construction materials to meet this condition, subject to review and approval by the County Fire Department and Planning and Building Department, prior to the issuance of a building permit.

66. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and under-floor protection shall be installed to meet CBC Chapter 7A requirements. This requirement shall be met at the building permit phase of each residence.

67. A fire flow of 1,000 gpm for two (2) hours with a 20-psi residual operating pressure must be available for a single-family dwelling with up to 3,600 sq. ft. of interior space; 1,300 gpm for a single-family dwelling with up to 4,800 sq. ft.; and 1,500 gpm for a single-family dwelling with up to 6,200 sq. ft. as specified by the 2007 CFC.

County of San Mateo
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849
Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

May 1, 2014

Ticonderoga Partners, LLC
Chamberlain Group
655 Skyway, Ste. 230
San Carlos, CA 94070

SUBJECT: Address Assignments to Recently Subdivided Parcel for Proposed New Single-Family Dwellings

Please be advised that the following addresses have been assigned to the following parcels:

2265 Bunker Hill Drive to Parcel 041-053-170
2271 Bunker Hill Drive to Parcel 041-053-180
2275 Bunker Hill Drive to Parcel 041-053-190
2279 Bunker Hill Drive to Parcel 041-053-200

This will make it possible for the quick arrival of emergency vehicles to the property. This will also conform to the numbering of the other residences on your block.

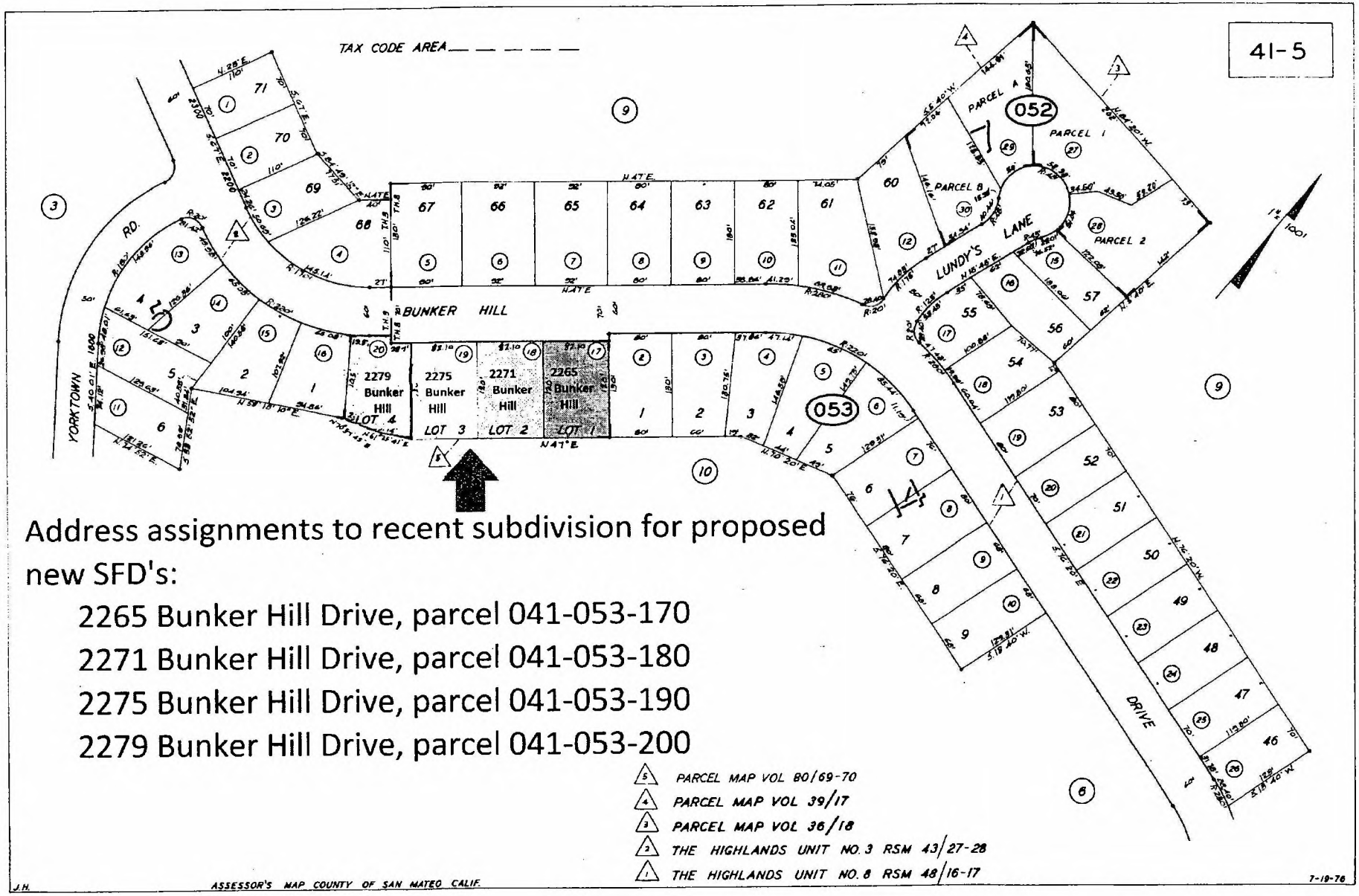
Please post the new numbers and notify your correspondents. This department will notify the following agencies:

Assessor's Office
Sheriff's Office
Registrar of Voters
Public Safety/Communications
Fire Department
Local Post Office
San Francisco Post Office
Pacific Bell (SBC)
PG&E
Local Refuse Agency
Local School District
Thomas Bros. Maps (new streets only)

Paula Vraast Thomsen
Building Inspection Technician
pthomsen@smcgov.org

PVT:fc – PVTY0349_WFN.DOCX
_Address Assignment.dotx
Frm00445_bld.docx (3/11/14)

pvt - 04/28/2014



Address assignments to recent subdivision for proposed new SFD's:

2265 Bunker Hill Drive, parcel 041-053-170
2271 Bunker Hill Drive, parcel 041-053-180
2275 Bunker Hill Drive, parcel 041-053-190
2279 Bunker Hill Drive, parcel 041-053-200

Hi Camille,

Please confirm receipt.

Margaret

On Tuesday, June 17, 2014 7:57 AM, Margaret Netto <margaretnetto@yahoo.com> wrote:

Hi Lisa,

I left a message for you but also wanted to send you the pictures as well.

Please call me @ 650 796 5828.

Thank you!

Margaret

On Friday, June 6, 2014 7:32 AM, Margaret Netto < margaretnetto@yahoo.com> wrote:

Hi Camille,

Following up on an email from Lieje. See email below.

Margaret

Sent from my iPad

Begin forwarded message:

From: Liesje Nicolas <liesjenicolas@gmail.com>
Date: June 5, 2014 at 10:30:16 PM PDT
To: Margaret Netto <margaretnetto@yahoo.com>
Cc: Sam Naifeh <samnaifeh@sbcglobal.net>, Rick Priola <HCAPres@gmail.com>, "Palter, Catherine" <cpalter@stanford.edu>
Subject: Fwd: Conservation Easement & Chamberlain Construction on Bunker Hill

Hi Margaret,
Catherine suggested I send this to you too. I'm not sure what happens next. I haven't heard anything from Camille.
Thanks,
Liesje

---------- Forwarded message ----------
From: **Liesje Nicolas** <liesjenicolas@gmail.com>
Date: Wed, Jun 4, 2014 at 9:33 AM
Subject: Conservation Easement & Chamberlain Construction on Bunker Hill
To: CLeung@co.sanmateo.ca.us
Cc: Sam Naifeh <samnaifeh@sbcglobal.net>, Rick Priola <HCAPres@gmail.com>, Liesje Nicolas <liesjenicolas@gmail.com>, "Palter, Catherine" <cpalter@stanford.edu>

Camille,
Neighbors have concern that the chamberlain construction on Bunker Hill drive is pushing dirt and driving machinery approximately 80 feet into the conservation easement. Photos are attached.
Please investigate and let us know. Please respond to all copied.
Thank you,
Liesje Nicolas
Vice President of Highlands Community Association

last week
EC post
few
days
done









TRA ENVIRONMENTAL SCIENCES, Inc.

545 MIDDLEFIELD ROAD, SUITE 200
MENLO PARK, CA 94025
650.327.0429
WWW.TRAENVIRO.COM

RECEIVED
SEP 24 2014
San Mateo County
Planning Division

September 8, 2014

TRA Case: BBHH

Highland Estates Development I, LLC
Jack T. Chamberlain, Member
655 Skyway Road, Suite 230
San Carlos, CA 94070

SUBJECT: San Mateo Highlands Project Woodrat Consultation Services, Lots 5-11

Dear Mr. Chamberlain,

TRA Environmental Sciences, Inc. (TRA) is pleased to present this scope of work and cost estimate for consultation services related to the San Francisco dusky-footed woodrat at the San Mateo Highlands project site, lots 5-11. This scope of work addresses Mitigation Measures BIO-2a, BIO-2b and BIO-2c from the project's Conditions of Approval.

Measure BIO-2a requires a survey for woodrat houses within the areas where disturbance will occur. TRA will conduct a survey for woodrat houses within lots 5-11 and map house locations. TRA will then develop a woodrat removal plan, similar to that which was prepared for lots 1-4. The plan will be submitted to the California Department of Fish and Wildlife (CDFW) for review and approval. Once the plan has been accepted by the agency, TRA will work with Biosearch Associates to prepare a scope of work to implement the plan. Biosearch Associates holds a Memorandum of Understanding (MOU) with CDFW, allowing for woodrat house removal.

Removal requires trapping woodrats, building new house sites using the woody debris from the old house, releasing the animal in a way that traps it in the new house for a certain period of time, opening the trap, and follow up monitoring and reporting. As noted above, this work needs to be completed under a work plan that is approved by CDFW.

Condition BIO-2b, for the protection of nesting birds, applies during the months of February through August. As it is now September and it is anticipated that tree removal will occur outside of the nesting season, no time for a nesting bird survey has been included in this scope of work. Condition BIO-2c, for the protection of bat maternity roosts, applies during the months of April through August. Similar to nesting birds, as tree removal is anticipated to occur outside of the bat maternity season, no time for a bat survey has been included in this scope of work. Both conditions BIO-2b and -2c will be addressed in our letter report, namely describing that surveys were not required assuming tree removal occurred at an acceptable time. If you anticipate that tree removal will occur between February and August we can provide a scope of work for the bird and bat monitoring surveys required by the conditions.

Scope of Work

TRA proposes the following scope of work in order to assist Highland Estates Development I, LLC meet the Conditions of Approval for the project.

Task 1. Map Woodrat Houses

TRA will survey lots 5-11 and map with GPS the location of woodrat houses.

Task 2. Identify Areas Available for Woodrat Houses to be Moved

TRA will work with you to identify areas on the San Mateo Highlands property outside of the grading boundary where the materials from removed woodrat houses can be placed in order to encourage re-establishment. The areas need to be within 200 feet of existing woodrat houses and biologically suitable, based on habitat requirements and whether other woodrat houses/territories are present. The work will result in a map that shows suitable locations to set up the materials from woodrat houses that will be dismantled. This task will be completed this fall so that the information can be included in the Work Plan for Woodrat House Removal that will be submitted to the CDFW. This scope of work assumes there is room on the San Mateo Highlands property to place the removed woodrat houses.

Task 3. Prepare Work Plan for Woodrat House Removal and Coordinate with California Department of Fish and Wildlife

With the assistance of Biosearch Associates, TRA will draft a work plan for woodrat removal for review by the CDFW. The plan will identify where the woodrat houses are, describe the proposed vegetation removal, identify what areas are available to establish artificial woodrat houses outside of the graded area, the methods that will be used to trap and move the woodrats, what monitoring will occur, and the schedule and contents of a final report. Removal of woodrat houses cannot occur until this plan has been approved by the CDFW.

Task 4. Communications, Administration and Quality Control

The cost estimate includes time for agency and client communications and additional site visits as may be needed for meeting with the County, CDFW, Biosearch Associates, and/or Highland Estates Development I, LLC. It also includes time for internal quality control and budget management tasks.

Not included in this Scope of Work

Not included in this scope of work is the woodrat house removals, follow-up surveys, and documentation. TRA will be able to prepare a scope of work for this after we know how many woodrat houses occur on lots 5-11 and where relocation sites will be located. We will work with Biosearch to develop a cost estimate for this once we have conducted Tasks 1-3. As noted above, the scope of work also does not include the bird and bat surveys.

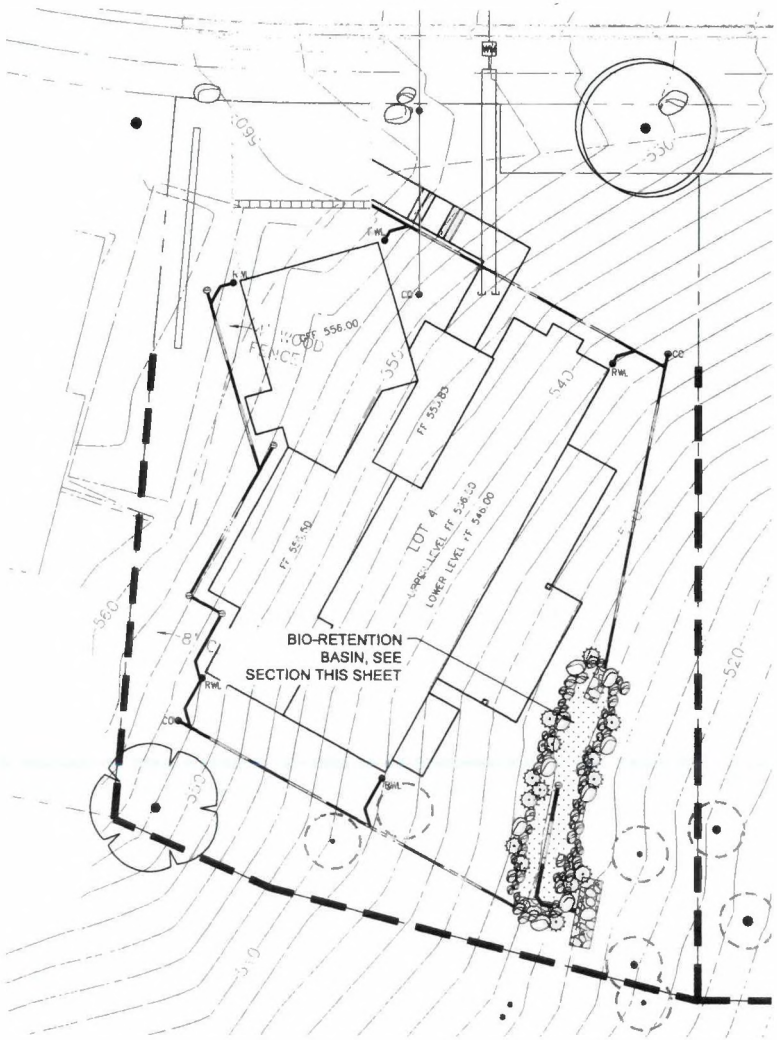
The cost estimate for Tasks 1-3 is $5,290 and is detailed in the attached contract. This is an estimate; we will bill only the time and expenses spent. We will not exceed this amount without prior approval from you. For contracts under $10,000, a deposit of 50% is due prior to the start of work ($2,645). If this is acceptable to you, please sign and return a copy to TRA. We will then return an executed copy to you.

Thank you for calling on TRA. We look forward to working with you on the Highlands Estates project. If you have any questions, please do not hesitate to contact me or Tay Peterson.

Sincerely,



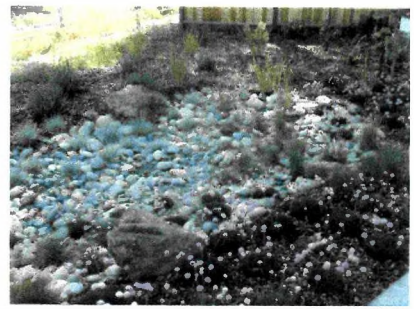
Autumn Meisel
Senior Biologist

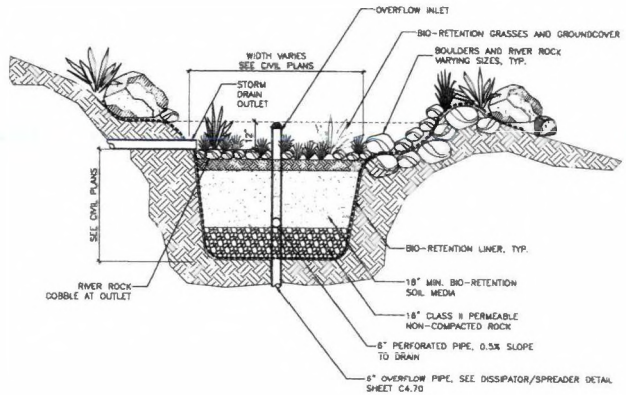


A LOT 4 - PLAN VIEW
1/8" = 1'-0"

RE
SEP 2 4 2014
San Mateo County
Planning Division







B BIO-RETENTION BASIN

CLIENT:
CHAMBERLAIN GROUP
850 Stanley, Suite 250
San Carlos, CA 94070
(650) 340.5388

800.227.2600

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC
87 14TH ST. SAN FRANCISCO, CA
PH (650) 762-1818 FAX

PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

PROJECT NAME AND ADDRESS:
HIGHLAND ESTATES
SAN MATEO
CALIFORNIA

LOTS 4 - BIO-RETENTION CONCEPT

REVISIONS:
NO | DESCRIPTION | DATE

SHEET TITLE:
LOT 4
BIO-RETENTION

SCALE:
AS NOTED
ISSUE DATE:
08/12/14
PROJECT NO.:
V0219
SHEET NO.:
L1.0

From: Camille Leung
To: RHAGA@BKF.com; jack@nexgenbuilders.com; jtuttlec@aol.com
CC: Richard Lee
Date: 9/24/2014 3:19 PM
Subject: Re-Cap of Meeting

Hi All,

Changes to stormwater treatment facilities will likely be handled as a revision to each house permit, assuming there are no retaining walls and no significant grading. For revision, we would need to see the following for each house:

- Revised drainage and stormwater plan, including grading contours, drainage/stormwater facilities
- Estimate of cut and fill amounts
- Show retaining walls or rock walls
- Cross section of bio treatment
- soils report

Richard will charge $400 re-review fee per house.

If there are retaining walls or significant grading (fill especially downslope of residences), we will need to run it by Community Development Director whether we need to do a minor modification.

Thanks!

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

Please help us to serve you better and take a moment to complete our survey, just click on the link below:
http://www.co.sanmateo.ca.us/planning/survey

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT
2015 COASTSIDE DESIGN REVIEW COMMITTEE SCHEDULE
REVISED 1/27/15

When will my Project go to the CDRC? Wish What do You think? Camille

Hearing Date is contingent on the "Complete" Status of an Application and Agenda Limitations

If the application deadline listed below is met and the project is deemed complete by the date provided, the project will be scheduled for the corresponding Coastside Design Review Committee (CDRC) meeting. The following circumstances may result in projects being rescheduled to a future CDRC meeting:

(1) The Coastside Design Review Officer determines that the application is incomplete or out of compliance with County standards and additional information or corrections are needed prior to consideration by the CDRC; (2) The applicant submits significant revisions after the initial application that require additional review; (3) An unusually high number of applications are submitted by the deadline and/or are continued from a previous meeting, to the extent that all projects may not reasonably be included on the same agenda. No more than 3 new projects can be considered on one meeting date; projects will be agendized in the order of the deemed complete date. The Coastside Design Review Officer will inform applicants of any necessary delays.

What can I do to reduce the time? Follow the ✓ list, submit all info req. I have a prof. arch./ designer ? may facilitate this process

CDRC Review Period

A project is typically reviewed over 1 to 3 meeting dates. Please consider this in your permitting schedule.

Coastside Hearing Date Thursday	Application Accepted until 5:00 p.m.** Thursday	Date Application must be "Deemed Complete" for Hearing Date	End of Appeal Period (10 business days after Hearing Date) Thursday
APR 9	FEB 12	MAR 12	APR 23
MAY 14	MAR 19	APR 20	*MAY 29
JUN 11	APR 16	MAY 18	JUN 25
JUL 9	MAY 14	JUN 15	JUL 23
AUG 13	JUN 18	JUL 20	AUG 27
SEP 10	JUL 16	AUG 17	SEP 24
OCT 8	AUG 13	SEPT 14	*OCT 23
NOV 12	SEP 17	OCT 19	*DEC 1
DEC 10	*OCT 9	NOV 9	*DEC 24
Weeks to Hearing Date	-8 WEEKS	-4 WEEKS	+2 WEEKS

*Dates adjusted due to holiday.



Red curb @ end

sign to parking

full easement unless

~~[illegible]~~

Mondragon Arcone

MIG TRA ENVIRONMENTAL SCIENCES

Ms. Suzanne DeLeon
California Dept. Fish and Wildlife
Bay Delta Region
7329 Silverado Trail
Napa, CA 94558

January 29, 2015

SUBJECT: Highland Estates San Francisco Dusky-footed Woodrat, Lots 5-11

Dear Ms. DeLeon,

MIG | TRA Environmental Sciences, Inc. of Menlo Park is providing construction monitoring services on the San Mateo Highlands project managed by Highland Estates Development, LLC of San Carlos. We had previously consulted with you on this development in February, 2014. At that time, development was focused on Lots 1-4 on Bunker Hill Road. We are now advising our client for development of seven lots, Lots 5-11 (Figure 1). Lots 5-8 are located on Ticonderoga Drive, Lots 9-10 behind Woodcreek Court, and Lot 11 on Cowpens Way, San Mateo (Figure 1). The development is subject to Use Permit conditions of approval issued by San Mateo County. The applicant also owns property adjacent to San Mateo Highlands that will remain in open space.

Site preparation and construction for a single home on each of these seven lots is proposed to begin this year. Project conditions of approval specify mitigation measures for the San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), (SFDW), a state Species of Special Concern. The conditions of approval require that SFDW houses be protected, or when necessary, moved to a suitable location within the open space. With the assistance of Biosearch Associates of Aptos, we developed this proposed removal and monitoring plan for review by the California Department of Fish and Wildlife (CDFW). Mark Allaback and David Laabs of Biosearch Associates hold a Memorandum of Understanding with CDFW for the SFDW. We request your consultation regarding this Plan. We have used the same removal and monitoring measures that were approved for the prior development last year.

Survey Results

A survey for SFDW stick houses was performed on Lots 5-11 on November 13, 2014. San Francisco dusky-footed woodrat houses were detected within and adjacent to the project footprint at Lots 9, 10 and 11 (Figure 2). No woodrat houses were found on Lots 5-8, which is comprised of mixed grassland and coastal scrub habitat. Two woodrat houses were mapped on Lot 9, one of which is within the project footprint. The second house is outside of the impact area and can remain in place. Two woodrat houses were also mapped on Lot 10, and both are outside of the project footprint and can remain in place. On Lot 11, three single

houses, and a cluster of five houses were observed. The cluster of houses plus one single house are within the project footprint. Thus 6 houses are proposed for relocation on Lot 11. In total, seven houses are proposed for relcocation, one on Lot 9 and six on Lot 11. All houses are located on the ground.

In addition, there were some locations on Lots 9, 10, and 11 that were difficult to see and access due to very thick vegetation, primarily poison oak. These areas were typically at the edge of the lots outside of the project footprint. However, there is a possiblity that a yet undiscovered house exists within a project footprint. If this proposed mitigation plan is approved and Biosearch Associates moves forward with implementing the plan, they will access these areas with required hand tools and protective clothing to ensure that no additional houses are within the impact areas. If an additional house(s) is found, CDFW will be contacted and we will request approval to include the house(s) in the relocation plan.

SFDW Stick House Removal and Monitoring Plan

The goal of this plan is to safely relocate SFDW from stick houses that cannot be avoided during site grading into adjoining habitat that is owned by Ticonderoga Partners LLC (affiliated with the Highland Estates Development LLC), will not be impacted during development, and will remain in open space. Relocation sites will be within 200 feet, and will be in the open space whenever possible. Artificial structures for SFDW to use will be placed outside of the impact areas in order to provide a "soft release" of individual SFDW. We hope to complete this plan before young are born in March. The plan includes the following actions:

- Pre-project surveys to verify stick house locations and relocation sites.
- Capturing SFDW at affected stick houses, holding them temporarily in shaded live-traps, dismantling their stick house, and releasing them the same morning in artificial shelters in similar habitat within 200 feet.
- Woody debris salvaged from the affected stick house will be used to enhance hand-made artificial shelters (12-inch pine boxes, vented, with 2 interior chambers, one off-set entrance) that will be stabilized with wooden stakes and screws and installed slightly below grade. Cached food from the affected house and/or seed used for live-trapping will be placed inside the box along with salvaged nest material. The SFDW will be released into the chamber and the entrance loosely plugged with soil and debris to incite the animal to remain during the day it is released.
- Monitoring of the results of woodrat activity at each shelter within 60 days and at one year, and providing a report to CDFW.
- Pre-project construction surveys for the SFDW within 48 hours before sites are disturbed to verify no new stick houses have been established. New houses will be protected and CDFW will be contacted for guidance.

Per the recommendation of Biosearch Associates, artificial shelters will be installed in undeveloped SFDW habitat no closer than 25 feet from an existing stick house. Proposed relocation areas will be as close as possible to the original locations in similar habitat and

contain biologically-suitable habitat features (e.g., stands of poison oak, coast live oaks, and dense native brush) that offer a mix of sun and shade. Relocation areas are currently occupied by SFDW, so where existing conditions allow, relocation sites will be selected to maximize an even distribution of the population.

The traps will be set during the late afternoon of the day before stick houses are to be moved, and traps will be checked early the following morning. Two nights of live-trapping will be performed prior to dismantling existing SFDW stick houses. Captured SFDW will be contained in shaded traps while the stick house is dismantled and the artificial shelter is installed. To reduce stress, the woodrat will not be handled and will be allowed to enter the shelter on its own accord after opening the trap against the entrance to the shelter. The vented shelter will then be loosely plugged with dirt and woody debris. The artificial shelter will be mapped with GPS. Trap and relocation efforts shall begin prior to project grading and before young are born, and be led/directly supervised by Biosearch Associates. If helpless young are encountered after live trapping the female parent, the adult and young will be placed together in an artificial shelter. If helpless young are encountered as a stick nest is being dismantled and the female parent has not yet been trapped, dismantling will be halted immediately, the young in the nest chamber will be covered with existing nesting material. A second attempt to trap and relocate the female and her young together will be undertaken the next night.Trapping will not be conducted during rain events or when the temperature is below 40 degrees. Our current work estimate requires two trap nights.

Based on research by Biosearch Associates in 2012 and 2013 that used similar methods to dismantle high numbers of woodrat houses, ~80-100% of woodrats were captured after just one night of live-trapping. If a woodrat is not live-trapped but is observed dispersing during the dismantling process, an artificial shelter will still be installed. Only occupied woodrat houses will be replaced with an artificial shelter, however all stick houses will be disassembled to prevent SFDW occupation of unused houses Construction is anticipated to begin within approximately one month of SFDW relocation. To ensure that no new stick houses have been constructed in the work area, a brief survey of the site will be conducted immediately in advance of work.

The intent of this methodology is to provide a safe release location for the day that each individual is captured. The artificial shelter is not necessarily expected to be occupied by the released individual but will be available for colonization by the population. The material used (pine wood and drywall screws) is designed to break down in approximately five years.
We propose two occupancy surveys of the artificial shelters within 30-60 days after work has been completed and the second at one year. Occupancy will be determined by visual inspection when artificial shelters will be classified as:

- Occupied – new woody debris and/or green vegetation added, fresh scat present, entrances appear sculpted, or other signs of current or past occupation are present;
- Inactive – condition unchanged since the animal was released; or
- Degraded – condition broken down and/or in disrepair.

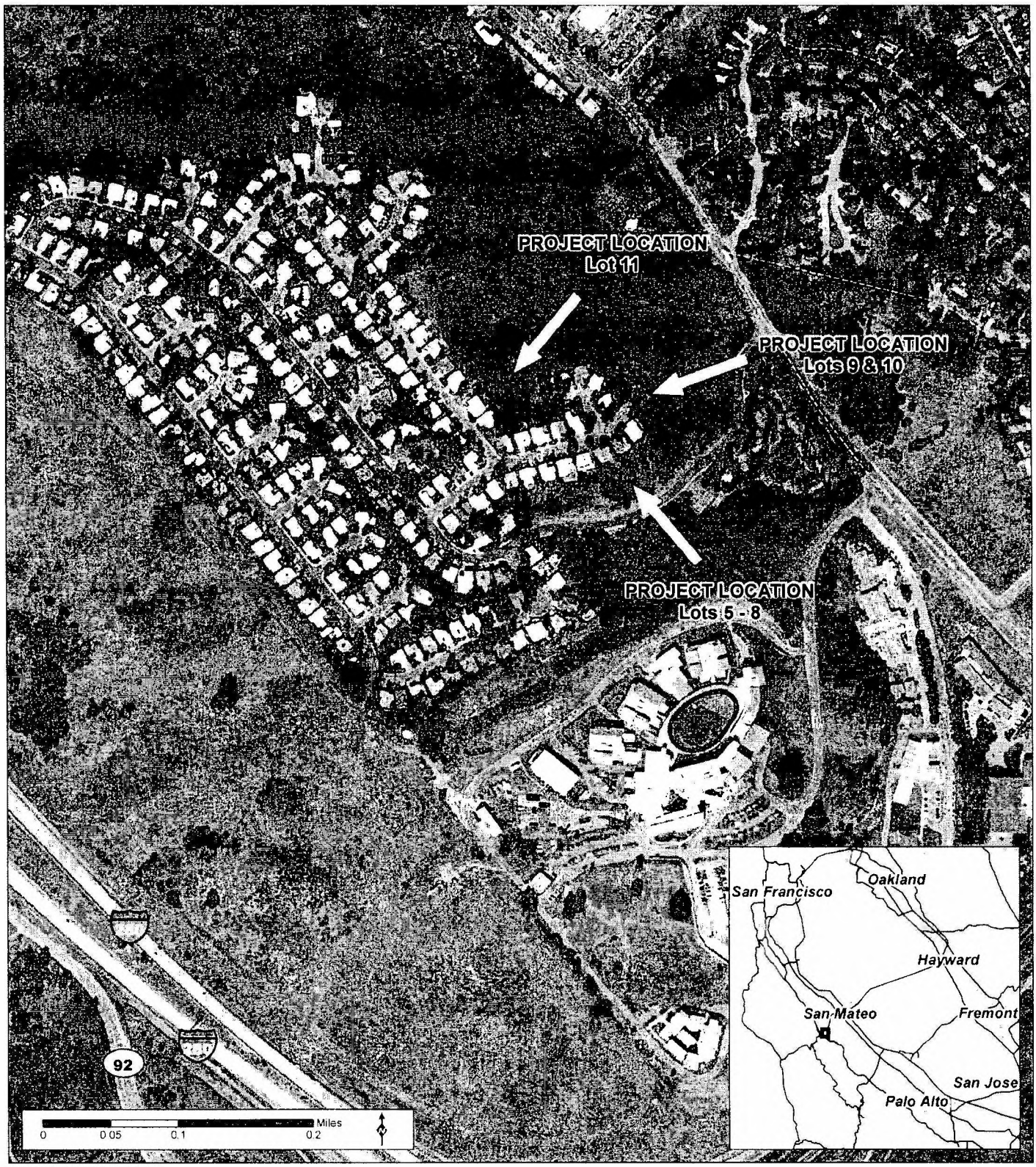
Two reports will be prepared, one after the first occupancy survey, and the second after one year. The first report will document the methods and results of both the SFDW trapping and stick house moving activities and the first occupancy survey. The second will report the results of the final occupancy survey. The reports will be delivered to the county, the client and CDFW.

Please advise use as to whether this proposed methodology is acceptable, or if you have concerns or additional recommendations. You can contact me at Meisel@traenviro.com or my direct line (415) 254-0805.

Sincerely,



Autumn Meisel
Senior Biologist



Source: ESRI 2015, MIG|TRA 2015

Figure 1 Project Location

San Mateo Highlands Lots 5-11

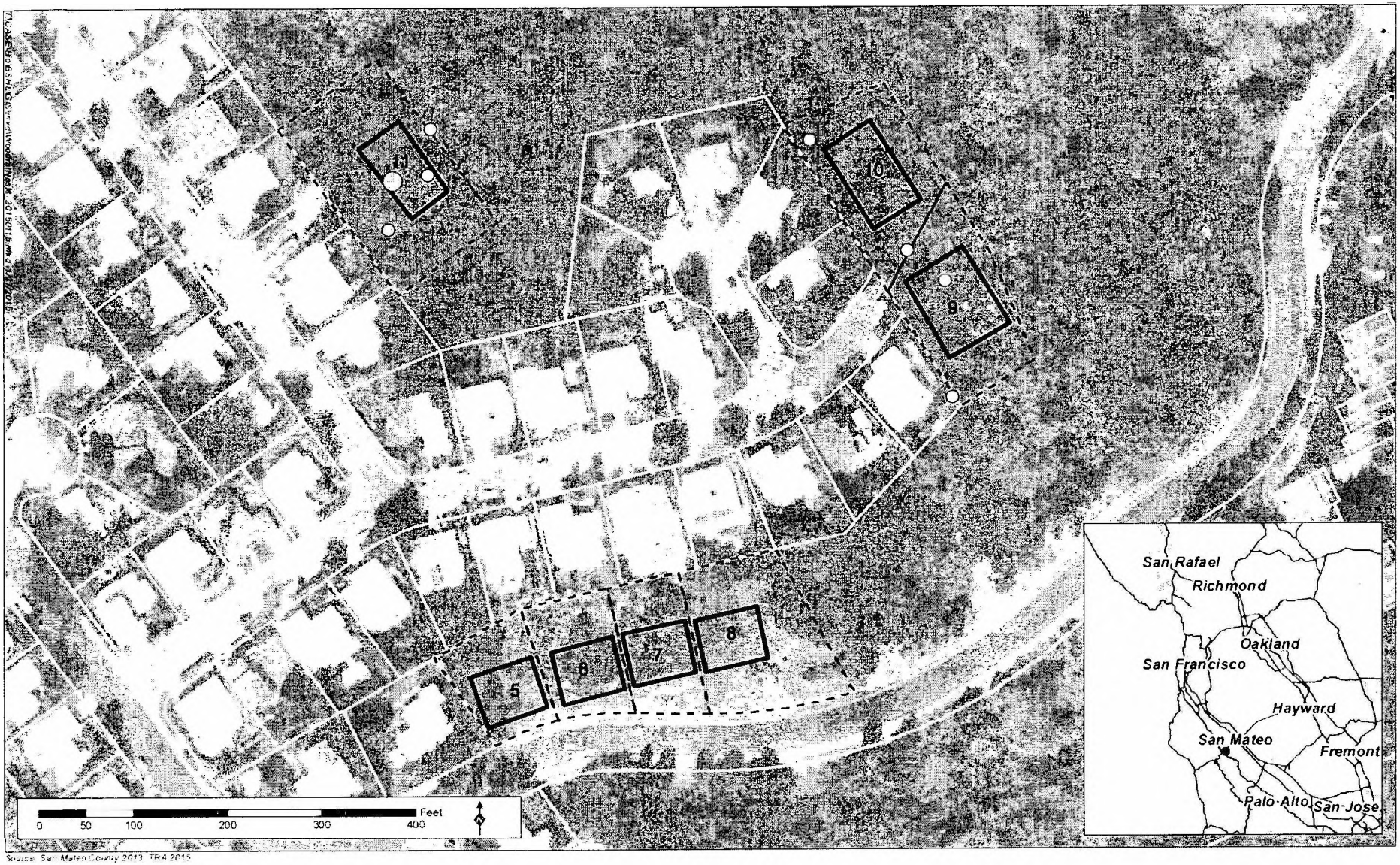


Figure 2 Woodrat House Locations

San Mateo Highlands Lots 5-11

2/3/15
Jack C.

Lot$ 5-11

Final Map submitted in 1 week
BLD plans being drawn - submit in 1 week

- Vegetation Removal first → allow first (Ralph Osterling)
- ~~Grading~~ BLD Issuance ~~of~~ 5-8
- Grading 5-8

9 → BLD issued → grading
10 " "
11 → B "

Open Space not on market.
hold onto this parcel.

BKF
ENGINEERS
SURVEYORS
PLANNERS

February 19, 2015
BKF No. 19950168-20

RECEIVED
FEB 19 2015
San Mateo County
Planning and Building Department

Camille M. Leung
County of San Mateo
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Subject: Highland Estates
Street Improvement Plans for Highland Estates Phase 2
Lots 5 through 11, fronting on Ticonderoga, Cobblehill & Cowpens
Supporting Documentation and Attachments and
Final Map for Highland Estates Lots 5 through 11

Dear Camille:

On behalf of the Chamberlain Group, we are submitting the Phase 2 of the Highland Estates Project, which includes the Highland Estates Off-site Frontage Improvement Plans associated with Lots 5, 6, 7, 8, 9, 10 and 11, that front along Ticonderoga Drive, Cobblehill Place and Cowpens Court and other documentation in support of the Final Map for Highland Estates for Lots 5-11, associated with the Project Plan check review by San Mateo County Planning, Public Works and County Surveyor. Note that the Highlands Estates individual lot Improvement Plans for Lots 5 through 11 are not being submitted at this time, however, will follow as part of the building permit package at a later date.

In clarifying the submittal information and how the Conditions of Approval (COA) are addressed as part of the submittal of this project Phase 2, BKF has prepared and included a Matrix of the Responses to Conditions of Approval, updated 2/19/15, to the COA received to date. This matrix should help guide county staff through the items referenced in the COA and response to the COA of where they can be found in the documentation submitted as part of the Highland Estates Bunker Hill Drive Street Improvement Plans and other project information submitted herein.

The following is a list of the items submitted for plan check associated with the Highland Estates project associated with the Improvement Plan and Parcel Map submittal:

A. Plan Check Submittal:

1. Two full size (2) sets of the Street Frontage Improvement Plans for Highland Estates – Ticonderoga Drive for Lots 5 through 8, Cobblehill Place lots 9 &10 and Cowpens Court for Lot11, dated February 19, 2015.

    1. Matrix of the Responses to Conditions of Approval for the Highland Estates Project, Conditions of Approval that were approved by the Board of Supervisors on April 27, 2010. Prepared by BKF Engineers dated September 1, 2011, (2 copies). 2 copies of Conditions of Approval dated 4/27/2010.

255 Shoreline Drive
Suite 200
Redwood City
California 94065
phone 650.482.6300
fax 650.48.6399

B. Supporting Documentation and Attachments:

1. Final Map - Planning Submittal:

2. Two full size (2) copies of the Final Map for Highland Estates lots 5 through 11. & 2 copies of Conditions of Approval dated 4/27/2010.

2. Final Map Submittal - County Surveyor Review Package:

1. Two full size (2) copies of the Final Map for Highland Estates lots 5 through 11.
2. Closure Calculations for Lots 5 through 11 and supporting easements. (1 copy).
3. Title Report 0377014271. (1 copy).
4. Conditions of Approval & Highland Estates VTM
5. Supporting Documents Grant Deeds; 2008-027480; 2945 O.R.164; 2862 O.R. 718 (1 copy; 3 each).
6. Existing Subdivision Map. Tract No. 723 "The Highlands" Map (43 Maps 23-25) (1 copy).
7. Existing Subdivision Map. Ticonderoga Townhouse Map (94 Maps 11-13) (1 copy).
8. Existing Subdivision Map. Parcel Map No. 1094 (80 PM 69-70) (1 copy).

Upon your review of the enclosed information, please contact me at (650) 482-6407, about any questions you may have or if you would like to schedule subsequent meetings to discuss this project.

Very truly yours,
BKF Engineers

Roland Haga, P.E., PLS, LEED®AP
Associate/Project Manager

Encl.: Copies of Highland Estates Street Improvement Plans and Lots 5 through 11 Improvement Plans, Responses to COA Matrix and attachments A through C, Final Map, Transmittal, Maps and Supporting Documents.

Cc: Jack Chamberlain, Chamberlain Group

Responses to Conditions of Approval
February 19, 2015

RECEIVED
FEB 19 2015
San Mateo County
Planning and Building Department

Highlands Estates Project Lots 5 through 11
Conditions of Approval
APPROVED BY BOARD OF SUPERVISORS – 4/27/10

File Number: **PLN 2006-00357**

INDEX OF TERMS

LDIA -REFERS TO LAND DEVELOPMENT IMPROVEMENT AGREEMENT

Owner(s): Chamberlain Group

Project Description: This project involves approximately 99.0 acres of which 87.22 acres is in RMD zoning and 11.78 acres is in R-E/SS107 zoning. The project includes 11 new lots and a Designated Remainder Parcel. Lots 1 thru 8 are clustered within the RMD existing zoning and Lot 9-11 will remain unchanged as R-E/SS107. The Designated Remainder Parcel will remain in the RMD zone.

Items marked with an asterisk (*) must be completed prior to map recordation.

Items marked with a double asterisk (**) must be completed prior to release of the financial security or as stipulated by the land development agreement, or as specifically stipulated in the condition wording.

Items marked with a triple asterisk (***) must be completed prior to building permit issuance

Items marked with a quadruple asterisk (****) must be competed prior to occupancy.

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND. #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
PLANNING: Contact Camille Leung at (650) 363-1826 regarding the following conditions						
PLANNING AND BUILDING DEPARTMENT:						
	1	This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Board of Supervisors on April 27, 2010. Minor revisions or modifications to these projects in compliance with Condition No. 5 may be made subject to the review and approval of the Community Development Director. The Community Development Director determined that request to reduce the home sizes on Lots 1 through 4 by approximately 1,000 sq. ft. to 2,679 sq. ft. for Lots 1 and 2 and 2,726 sq. ft. for Lots 3 and 4 is a minor modification and approved the request on March 9, 2011. Revisions or modifications not in compliance with Condition No. 5 shall be deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing.	N/A	N/A	FOR INFO ONLY	
	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 and Building Department upon written request and payment of any applicable extension fees (if required).	N/A	N/A	FOR INFO ONLY	

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND. #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
	3	The Final Map shall be recorded pursuant to the plans approved by the Board of Supervisors; any deviation from the approved plans shall be reviewed and approved by the Community Development Director. Revisions or modifications not in compliance with parcel size and configuration as approved by the Board of Supervisors and applicable conditions of approval (including but not limited to) Condition Nos. 8, 9 and 11 shall be deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing.	N/A	N/A	FOR INFO ONLY. REFER TO FINAL MAP SUBMIITED AS PART OF THIS PACKAGE WITH LOTS 5-11AND ASSOCIATED PUBLIC STREET IMPROVMENTS.	
	4	The property owner shall comply with all mitigation measures as revised and listed below (based on the Mitigation Monitoring and Reporting Program (MMRP) incorporated within the Final EIR and made available to the public on January 4, 2010). When timing has not been specified below, then mitigation timing and monitoring shall be as specified in the MMRP. The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit "hard card" for the project. The fee shall be staff's cost, plus 10 percent, as 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.	OWNER		MITIGATION MONITORING FEES OWNER/COUNTY ENTER INTO CONTRACT	
	4a	Improvement Measure AES-1a: The Project Applicant shall provide "finished floor verification" to certify that the structures are actually constructed at the height shown on the approved plans. The Project Applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site. Prior to the below floor framing inspection or the pouring of concrete slab for the lowest floors, the land surveyor shall certify that the lowest floor height as constructed is equal to the elevation of that floor specified by the approved plans. Similarly, certifications of the garage slab and the topmost elevation of the roof are required. The application shall provide the certification letter from the licensed land surveyor to the Building Inspection Section.	BKF - CIVIL BKF - SURVEY		FUTURE BUILDING CONDITION	
	4b	Improvement Measure AES-1b: The Project Applicant shall plant a total of eight (8) native trees (minimum 24-gallon each), two directly in front of each home on Lots 5 through 8 to soften and screen views of the new homes from off-site locations. These trees will be in addition to the fourteen (14) required replacement trees (15-gallon size). Of the 14 replacement trees, three (3) trees shall be planted at the back of each of the homes on Cowpens Way and Cobblehill Place (three homes, nine (9) trees total). The applicant shall plant the remaining five (5) trees in the right side yard of Lot 8 in order to provide screening of this residence and other residences on Ticonderoga Drive as viewed from Lakewood Circle. All trees or replacement trees required by this condition shall be maintained in perpetuity by the respective property owner in order to maintain screening of the project.	LANDSCAPE ARCHITECT		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	4c	Improvement Measure AES-2: Construction contractors shall minimize the use of on-site storage and when necessary store building materials and equipment away from public view and shall keep activity within the project site and construction equipment laydown areas.	CONSTRUCTION MANAGER		COA -FUTURE BUILDING CONDITION	

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND. #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
	4d	Mitigation Measure BIO-2a: No earlier than 30 days prior to the commencement of construction activities, a survey shall be conducted to determine if active woodrat nests (stickhouses) with young are present within the disturbance zone or within 100 feet of the disturbance zone. If active woodrat nests (stickhouses) with young are identified, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG. At the discretion of the monitoring biologist, clearing and construction within the fenced area would be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur. If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space. If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space.	BIOLOGIST		FUTURE BUILDING CONDITION - COMPLETED FOR ON LOTS 1-4 AND IN PROCESS FOR LOTS 5-11	
	4e	Mitigation Measure BI0-2b: No earlier than two weeks prior to commencement of construction activities that would occur during the nesting/breeding season of native bird species potentially nesting/roosting on the site (typically February through August in the project region), a survey for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The intent of the survey would be to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 500 feet of the construction zone. The surveys shall be timed such that the last survey is concluded no more than two weeks prior to initiation of construction or tree removal work. If ground disturbance activities are delayed, then an additional pre-construction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. If active nests are found in areas that could be directly affected or subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined through consultation with the CDFG, taking into account factors such as the following: • Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;	BIOLOGIST		FUTURE BUILDING CONDITION - COMPLETED FOR ON LOTS 1-4 AND IN PROCESS FOR LOTS 5-11	

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND. #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A; B OR C
		• Distance and amount of vegetation or other screening between the construction site and the nest; and • Sensitivity of individual nesting species and behaviors of the nesting birds. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. A qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas of special-status bird species and all birds covered by the Migratory Bird Act to ensure that no impacts on these nests occur.				
	4f	Mitigation Measure BI0-2c: Prior to the commencement of construction activities during the breeding season of native bat species in California (generally occurs from April 1 through August 31), a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) shall be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat shall be subject to the approval of the CDFG.	BIOLOGIST		FUTURE BUILDING CONDITION - COMPLETED FOR ON LOTS 1-4 AND IN PROCESS FOR LOTS 5-11	
	4g	Mitigation Measure BI0-2d: Immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary. Should a California red-legged frog be observed during the clearance survey, all construction activities on Lot 11 shall be immediately halted and the USFWS shall be immediately contacted. Under no circumstances shall a California red-legged frog be collected or relocated, unless USFWS personnel or their agents implement the measure. Construction-related activities may resume once the frog has naturally left the lot or has been relocated by a permitted biologist (authorized by the USFWS).	BIOLOGIST		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	4h	Mitigation Measure BI0-3: Tree replacement shall occur at a minimum 2:1 ratio for all protected trees removed with a circumference of or exceeding 55 inches (17.5 inches diameter at breast height). Therefore, the seven (7) trees proposed for removal shall be replaced with fourteen (14) trees. The replacement of indigenous trees shall be in kind (i.e. live oaks removed shall be replaced by live oaks) and exotic trees to be removed shall be replaced with an appropriate native species on the tree list maintained by the County of San Mateo Planning Department. Replacement trees shall also be maintained for a minimum of three years. To facilitate the successful replacement of trees, a tree replacement plan shall be prepared and shall meet the following standards: • Where possible, the plan shall identify suitable areas for tree replacement to occur such that the existing native woodlands in the open space are enhanced and/or expanded.	OWNER ARCHITECT LANDSCAPE		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
		• The plan shall specify, at a minimum, the following: — The location of planting sites; — Site preparation and planting procedures; — A schedule and action plan to maintain and monitor the tree replacement sites; — A list of criteria and performance standards by which to measure success of the tree replacement; and — Contingency measures in the event that tree replacement efforts are not successful.				
	4i	Mitigation Measure BI0-5a: Prior to the commencement of construction activities on Lot 11, the outer edge of the willow scrub habitat (facing Lot 11) shall be delineated by a qualified biologist. Temporary fencing shall be installed that clearly identifies the outer edge of the willow habitat and that identifies the willow scrub as an "Environmentally Sensitive Area." Signs shall be installed indicating that the fenced area is "restricted" and that all construction activities, personnel, and operational disturbances are prohibited.	BIOLOGIST		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	4j	Mitigation Measure BI0-5b: Prior to the issuance of a grading permit, the Project Applicant shall develop an erosion control plan. The plan shall include measures such as silt fencing to prevent project-related erosion and sedimentation from adversely affecting the creek zone and other habitats on and near Lots 1-11. The erosion control plan shall be subject to approval by the County of San Mateo Planning Department.	BKF - CIVIL		REFER TO THE STREET IMPROVEMENT PLANS ASSOCIATED WITH LOTS 5 THROUGH 11	
	4k	Mitigation Measure BIO-5c: Prior to the issuance of the first building permit for any of the eleven (11) homes, the Project Applicant shall develop a lighting plan. The lighting plan shall require that all lighting be directed and shielded as to minimize light spillage into nearby willow scrub habitat, as well as adjacent oak woodland habitats. The lighting plan shall be subject to approval by the County of San Mateo Planning Department.	ARCHITECT		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	4l	Mitigation Measure BI0-6: Prior to the commencement of construction on Lot 8, the occurrence of purple needlegrass shall be mapped, including all stands on the lot with 20 percent or greater cover of native grasses and having a diameter greater than 10 feet. The area of purple needlegrass to be lost due to development of the lot shall then be calculated. As part of the proposed project, approximately 92 acres of open space would be maintained as open space under a conservation easement. This open space contains a serpentine grassland (on the slope west of the water tanks) that is dominated by native grasses (including purple needlegrass) and other native plant species. These native grasses, including purple needlegrass, would be permanently protected by the conservation easement. In addition, non-native plant areas adjacent to the serpentine grassland shall be restored to support native grasses over an area twice the acreage (2:1) of the stands of purple needlegrass to be lost on Lot 8.	ARCHITECT		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	4m	Mitigation Measure GEO-1: A design-level geotechnical investigation of the site shall be performed prior to any project grading including static and seismic slope stability analysis of the areas of the project site to be graded and developed. The specific mitigation measures to be utilized in order to stabilize existing landslides and areas of potential seismically induced landslides shall be presented in the report. The specific mitigation measures shall include some of the following measures or measures comparable to these:				

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND. #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
		• Landslide debris on Lots 7 and 8 shall be excavated and replaced with a fully drained conventional buttress fill that is founded in the underlying Franciscan mélange, as recommended by the project geotechnical engineer. (Lots 7-8) • Retaining walls shall be designed to withstand high lateral earth pressure from adjoining natural materials and/or backfill shall be installed at the rear of Lots 5 through 8. In addition, retaining walls shall be built in the front of Lots 5 and 6 to aid in maintaining the slopes behind the lots and the more extensive cut required for Lots 5 and 6. (Lots 5-8) • A surface drainage system shall be installed for each lot to mitigate new landslides developing within the thin veneer of soil mantling the bedrock on the slope below Lots 1 through 4. (Lots 1-4) • Subsurface drainage galleries may be installed to control the flow of groundwater and reduce the potential for slope instabilities from occurring in the future. (All lots) • Over-steepening of slopes shall be avoided. Horizontal benches shall be constructed on all reconstructed slopes at an interval of 25 to 30 feet. New fill shall be compacted to at least 90 percent relative compaction (as determined by ASTM test method D1557). (All lots) • Drilled piers and grade-beam foundations shall be used to support foundations in accordance with recommendations of the project geotechnical engineer. (All lots)	GEOTECH		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	4n	Mitigation Measure GEO-2a: Materials used to construct the buttress fill should have effective strength parameters equal to or better than the parameters used in the Treadwell and Rollo 2009 study. (Lots 7 and 8)	GEOTECH BKF - CIVIL		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	4o	Mitigation Measure GEO-2b: The following mitigation measures shall be implemented to ensure the stability of proposed structures that are located on deep fill soils: • A site-specific, design-level geotechnical investigation shall be completed during the design phase of the proposed project, and prior to approval of new building construction within the site for specific foundation design, slope configuration, and drainage design. (All lots) • The geotechnical investigation shall provide recommendations to prevent water from ponding in pavement areas and adjacent to the foundation of the proposed residences, and to prevent collected water from being discharged freely onto the ground surface adjacent to the residences, site retaining walls, or artificial slopes. The project geotechnical engineer shall identify on site areas downslope of the homes where the collected water may be discharged utilizing properly designed energy dissipaters. (All lots) • Fills used at the project site shall be properly placed with keyways and subsurface drainage, and adequately compacted following the recom-mendations of the final geotechnical report and Geotechnical Engineer, in order to significantly reduce fill settlement. (All lots) • Underground utilities shall be designed and constructed using flexible connection points to allow for differential settlement. (All lots)	GEOTECH		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
		• Foundation plans shall be submitted to the County for review prior to issuance of a building permit. All foundation excavations shall be observed during construction by the project Geotechnical Engineer to insure that subsurface conditions encountered are as anticipated. As-built documentation shall be submitted to the County. (All lots) • Drilled pier and grade-beam foundations or other appropriate foundations per the recommendations of the design-level geotechnical investigation shall be developed for lots that are determined to likely experience soil creep. (All lots) All work shall be completed in accordance with requirements of the 2007 California Building Code and the San Mateo County Building Code. (All lots)				
	4p	Improvement Measure GEO-3: In compliance with the NPDES regulations, the Project Applicant shall file a Notice of Intent with the State Water Resources Control Board (SWRCB) prior to the start of grading and prepare a SWPPP. The SWPPP shall include specific best management practices to reduce soil erosion. The SWPPP shall include locations and specifications of recom-mended soil stabilization techniques, such as placement of straw wattles, silt fence, berms, and storm drain inlet protection. The SWPPP shall also depict staging and mobilization areas with access routes to and from the site for heavy equipment. The SWPPP shall include temporary measures to reduce erosion to be implemented during construction, as well as permanent measures. County staff and/or representatives shall review the SWPPP to ensure adequate compliance with State and County standards. County staff and/or representatives shall visit the site during grading and construction to ensure compliance with the SWPPP, as well as note any violations, which shall be corrected immediately. A final inspection shall be completed prior to occupancy.	BKF - CIVIL		GRADING FOR OFF-SITE STREET IMRPOVMENTS ASSOCIATED WITH LOTS 5 - 11 IS LESS THAN 1 ACRE; THEREFORE, A CIVIL NOI AND SWPPP ARE NOT REQUIRED AT THIS TIME. HOWEVER, FUTURE GRADING FOR ON-SITE LOTS 5 THROUGH 11 WILL EXCEED 1 ACRE, A NOI SHALL BE FILED WITH THE STATE UPON DIRECTION AND FINALIZATION OF CONSTRUCTION SCHEDULE. SWPPP SHALL BE PREPARED AS PART OF THE THE OPVERALL GRADING FOR lOTS 5 THROUGH 11.	
	4q	Mitigation Measure GEO-4: The Project Applicant shall be required to use the seismic design criteria listed below to design structures and foundations to withstand expected seismic sources in accordance with the California Building Code (2007) as adopted by the County of San Mateo.				

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND. #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
		Site Class: C Soil Profile Name: Very Dense Soil and Soft Rock Occupancy Category: II Seismic Design Category: E Mapped Spectral Response for Short Periods- 0.2 Sec (Se): 2.226 g Mapped Spectral Response for Long Periods- 1 Sec (S1): 1.273 g Site Coefficient - Fa, based on the mapped spectral response for short periods: 1.0 Site Coefficient - Fv, based on the mapped spectral response for long periods: 1.3 Adjusted Maximum Considered EQ Spectral Response for Short Periods (SMS): 2.226 Adjusted Maximum Considered EQ Spectral Response for Long Periods (SM1): 1.655 Design (5-percent damped) Spectral Response Acceleration Parameters at short periods (SDS): 1.484 Design (5-percent damped) Spectral Response Acceleration Parameters at long periods (SD1): 1.103	STRUCTURAL		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	4r	Mitigation Measure GEO-5: During site grading, soils in each lot shall be observed and tested by the project Geotechnical Engineer to determine if expansive soils are exposed. Should expansive soils be encountered in planned building or pavement locations, the following measures shall be implemented under the direction of the Geotechnical Engineer in order to mitigate the impact of expansive soils: • Expansive soils in foundation areas shall be excavated and replaced with non-expansive fill to the specifications of the geotechnical engineer. • A layer of non-expansive fill soils 12 to 24 inches in thickness shall be placed over the expansive materials and prior to the placement of pavements or foundations. • Moisture conditioning of expansive soil shall be applied to a degree that is several percent above the optimum moisture content or lime treating of the expansive soil. • Foundations shall be constructed to be below the zone of seasonal moisture fluctuation or to be capable of withstanding the effects of seasonal moisture fluctuations. • Specific control of surface drainage and subsurface drainage measures shall be provided. • Low water demand landscaping shall be used.	ARCHITECT GEOTECH BKF - CIVIL		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	4s	Mitigation Measure AQ-1: The Project Applicant shall require that the following BAAQMD recommended and additional PM_{10} reduction practices be implemented by including them in the contractor construction documents:				

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND. #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
		The first phase of construction shall require 30 percent of construction equipment to meet Tier 1 EPA certification standards for clean technology. The remainder of construction equipment (70 percent), which would consist of older technologies, shall be required to use emulsified fuels. • The second phase of construction shall require 30 percent of construction equipment to meet Tier 2 EPA certification standards for clean technology and 50 percent to meet Tier 1 EPA certification standards. The remaining 20 percent of construction equipment, which would consist of older technologies, shall use emulsified fuels. • For all larger vehicles, including cement mixers or other devices that must be delivered by large trucks, vehicles shall be equipped with CARB level three verified control devices. • Water all active construction areas at least twice daily. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. • Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction sites. • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction sites. • Sweep public streets adjacent to construction sites daily (with water sweepers) if visible soil material is carried onto the streets. • Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more). • Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). Limit traffic speeds on unpaved roads to 15 miles per hour. • Limit traffic speeds on unpaved roads to 15 miles per hour. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Replant vegetation in disturbed areas as soon as possible. • Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site. • Install wind breaks at the windward sides of the construction areas. • Suspend excavation and grading activities when wind (as instantaneous gusts) exceeds 25 miles per hour.	ARCHITECT DEVELOPER BKF - CIVIL		SEE CONDITIONS OF APPROVAL CONSTRUCTION NOTES 1 THROUGH 16 ON SEE SHEET C0.20 OF THE STREET IMPROVEMENTS PLANS.	
	4t	Mitigation Measure NOI-1: The Project Applicant shall require that the following noise reduction practices be implemented by including them in the contractor construction documents:				

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND. #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
		• Equipment and trucks used for project grading and construction would utilize the best available noise control techniques (e.g., improved exhaust mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds) in order to minimize construction noise impacts. • Equipment used for project grading and construction would be hydraulically or electrically powered impact tools (e.g., jack hammers and pavement breakers) wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers would be used on other equipment. Other quieter procedures would be used such as drilling rather than impact equipment whenever feasible. • The grading and construction activity would be kept to the hours of 7:00 AM to 7:00 PM, Monday through Friday. Saturday hours (8:00 AM to 5:00 PM) are permitted upon the discretion of County approval based on input from nearby residents and businesses. Saturday construction (8:00 AM to 5:00 PM) would be allowed once the buildings are fully enclosed. Noise generating grading and construction activities shall not occur at any time on Sundays, Thanksgiving and Christmas. • Residential property owners within 200 feet of planned construction areas shall be notified of the construction schedule in writing, prior to construction; the project sponsor shall designate a "disturbance coordinator" who shall be responsible for responding to any local complaints regarding construction noise; the coordinator (who may be an employee of the developer or general contractor) shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented; a telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site.	DEVELOPER BKF - CIVIL		SEE CONDITIONS OF APPROVAL NOISE NOTES 1 THROUGH 3 ON SHEET C0.20 OF THE STREET IMPROVEMENT PLANS AND SHEETS C1.20, C2.20, C3.20 AND C4.20 OF THE LOT IMPROVEMENT PLANS.	
	4u	Mitigation Measures HAZMAT-2: As required by the San Mateo County Fire Protection Ordinance Section 3.84.100, individual property owners for Lots 1-4 and 9, 10, and 11 shall be responsible for maintaining a fuel break by removing all hazardous flammable materials or growth from the ground around each home for a distance of to 100 feet from its exterior circumference, for the life of the project. Property owners of lots listed above shall arrange with the property owner of the open space parcel to obtain legal access to the open space parcel for the purpose of vegetation clearance. This would not include the authorization of tree removal for trees protected by the RM zoning regulations or "major removal" of vegetation requiring an RM Permit. For the twelve parcels that constitute the project site the removal of trees or other vegetation providing screening of the eleven residences such that the residences are made significantly more visible from public viewing location(s) shall constitute a "major removal" requiring an RM Permit. This requirement shall be recorded as a deed restriction on Lots 1 through 4, and 9, 10, and 11 when the lots are sold.	FUTURE OWNER / DEVELOPER		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	

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	4v	Mitigation Measure HAZMAT-3: During the design level geotechnical investigation, representative soil samples shall be obtained for each lot proposed on an area underlain or potentially underlain by serpentine bedrock. These samples shall be tested for the presence of naturally occurring asbestos by a state certified testing laboratory in accordance with requirements of the CARB and the BAAQMD and the results shall be provided to the County Planning Department. If naturally occurring asbestos is identified at the site, a site health and safety (H&S) plan including methods for control of airborne dust shall be prepared. This plan shall be reviewed and approved by the County of San Mateo prior to grading in areas underlain by serpentine-bearing soils or bedrock and naturally occurring asbestos. The H&S plan shall strictly control dust-generating excavation and compaction of material containing naturally occurring asbestos. The plan shall also identify site-monitoring activities deemed necessary during construction (e.g., air monitoring). Worker monitoring shall also be performed as appropriate. The plan shall define personal protection methods to be used by construction workers. All worker protection and monitoring shall comply with provisions of the Mining Safety and Health Administration (MSHA) Guidelines, California Division of Occupa-tional Safety and Health (DOSH), and the Federal Occupational Safety and Health Administration (OSHA). If naturally occurring asbestos is found at the site, a Soil Management Plan shall be developed and approved by the County Planning Department to provide detailed descriptions of the control and disposition of soils containing naturally occurring asbestos. Serpentine material placed as fill shall be sufficiently buried in order to prevent erosion by wind or surface water runoff, or exposure to future human activities, such as landscaping or shallow trenches. Additionally, the BAAQMD shall be notified prior to the start of any excavation in areas containing naturally occurring asbestos.	GEOTECH		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	4w	Improvement Measure TRANS-1: The Project Applicant shall prepare and submit a Construction Management Plan that will, among other things, require that all truck movement associated with project construction occur outside the commute peak hours.	FUTURE OWNER / DEVELOPER		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	4x	Mitigation Measure TRANS-2: The Project Applicant shall be required to pay for the installation of advisory traffic signs on Ticonderoga Drive in the vicinity of the proposed homes if determined necessary by the County of San Mateo Department of Public Works.	FUTURE OWNER / DEVELOPER		COA	

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	4y	Mitigation Measure UTIL-1: The Project Applicant shall mitigate the project-generated increase in sewer flow such that there is a "zero net increase" in flow during wet weather events, by reducing the amount of existing Inflow and Infiltration (INI) into the Crystal Springs County Sanitation District (District) sewer system. This shall be achieved through the construction of improvements to impacted areas of the sewer system, with construction plans subject to District approval. Construction of improvements, as approved by the District, shall be completed prior to the start of the construction of the residences. In addition, as project sewage will be treated by the City of San Mateo's Wastewater Treatment Plant, the Project Applicant shall submit payment of the City of San Mateo Wastewater Treatment Plant Expansion development impact fee to the City of San Mateo. This fee is based on the number of bedrooms in each residential unit and is calculated at the time of the final plans, using the City's fee schedule in effect at the time of the building permit application.	COUNTY DEVELOPER BKF - CIVIL		COMPLETED AS PART OF PHASE 1 IMPROVMENTS ASSOCIATED WITH LOTS 1 THOROUGH 4, SIGNED OFF AND APPROVED BY CRYSTAL SPRINGS SANTATION DISTRICT.	
The following conditions of approval document points of discussion among the County, the applicant and neighborhood groups:						
	5	This project will be implemented as proposed, mitigated, conditioned, and approved by the Board of Supervisors, regarding parcel size and configuration, home sizes, home locations, architectural design, style and color, materials, height and foundation design. Prior to the issuance of a Certificate of Occupancy for any residence, the applicant shall provide a copy of recorded deed restrictions and photographs to the Current Planning Section staff to demonstrate utilization of the approved colors and materials. Materials and colors shall not be highly reflective.	DEVELOPER			
	6	Colors and Materials: The following language shall be recorded as a deed restriction on the applicable parcels when they are sold: a. Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof materials that perform as a "cool roof." Roof colors shall be of a medium tone, subject to the approval of the Community Development Director. Exterior lighting shall be minimized and earth-tone colors of lights used. b. Lots 1, 2, 3, 4 and 11: Homes shall be no more than one-story high on the front curbside. Home design will be compatible with the area's contemporary, mid-20th century modern style. Rear facades of homes on Lots 9 through 11 shall have details to reduce the massing of the structure, specifically architectural articulation to break up the vertical facade, color variation, and brick or stone treatment for retaining walls supporting the residences.	DEVELOPER		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	

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	7	Grading and Construction Staging Limits: Grading and construction activities shall be limited to the grading and staging limits presented in the approved Clearing, Construction, and Grading Limits Plan. The property owner shall maintain non-conflicting vegetation in the side and rear yard areas adjoining 2285 Bunker Hill Drive until the foundation is installed. The construction drawings associated with the subdivision improvement plans and the individual site development plans for Lots 1 through 11 shall include a Clearing, Construction and Grading Limits Plan (Limits Plan). The Limits Plan and all associated documents must utilize current topographic data (2009) for all parcels, as mapped by Chris Hundemer at Treadwell and Rollo. The Limits Plan shall depict the fencing and protection of the adjacent open space parcel in conformance with the approved Vesting Tentative Map. This plan shall be subject to review and approval of the County Planning and Building Department and the Department of Public Works. The applicant shall install orange fencing, staked securely at intervals, along all staging limits prior to the issuance of any Grading Permit "hard card."	BKF - CIVIL		SEE SHEETS C1.30, C2.30, C3.30 AND C4.30 OF THE LOT IMPROVEMENT PLANS FOR LOTS 1-4 CLEARING, CONSTRUCTION AND GRADING LIMITS PLANS.	
	8	Development Restriction Over Lot 8: Only a portion of Lot 8 is developable. The rest of the parcel (shown as hatched on Attachment L) is in a "No-Build Zone." The "No-Build Zone" shall be shown on the Final Map for the subdivision. All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e., excluding any "No-Build" areas on the Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any "No-Build" areas as shown on the Final Map for the subject property.	BKF - CIVIL BKF - SURVEY		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	9	Development Restriction Over Lot 11: All areas of Lot 11 are developable as allowed by the County Zoning Regulations, with the exception of a "No-Build Zone" on the right side of the parcel, as illustrated in the approved Clearing, Construction, and Grading Limits Plan. The "No-Build Zone" shall be shown on the Final Map for the subdivision. All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e., excluding any "No-Build" areas on hte Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any "No-Build" areas as shown on the Final Map for the subject property.	BKF - CIVIL BKF - SURVEY		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	10	Storm Drainage Plan: Project implementation shall comply with the approved Storm Drainage Plan.	BKF - CIVIL		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	11	Conservation Easement: Lot 12, the open-space parcel, will be subject to a conservation easemenet in perpetuity, and to a deed restriction, each in forms to be approved by County Counsel and the County Board of Supervisors. The easement will be noted on the Veseting Tentative Map and on the Final Map. Recordation of the Final Map and conservation easeement shall be handled by the Department of Public Works (DPW) working cooperatively with Planning staff to ensure the proper order and timing of the recordation of both documents. DPW and Planning staff shall ensure that the Final Map is recorded and ensure recordation of the approved conservation easement immediately following (allowing no other document to be recorded on the project parcels between the recordings of the Final Map and the conservation easement).	COUNTY DEVELOPER		COMPLETE - CONSERVATION AGRREEMENT IN-PLACE AND RECORDED	

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	12	The Final Map will include a note stating that "any development of the project parcels must comply with the conditions of approval, as approved by the Board of Supervisors on April 27, 2010."	BKF - CIVIL		REFER TO FINAL MAP FOR LOTS 5 THROUGH 11.	
Conditions of Approval for Certification of Draft and Final EIR						
	13	Per CEQA Section 15095, the applicant shall provide a copy of the final certified Final EIR to all responsible agencies. The applicant must complete this requirement within fourteen (14) days of the final approval of this project.	OWNER		COMPLETED	
	14	The applicant shall coordinate with the project planner to record the Notice of Completion and pay an environmental filing fee of $2,792.25 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a $50 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.	OWNER		COMPLETED	
Conditions of Approval for Major Subdivision and Lot Line Adjustment						
	15	The applicant shall record the conservation easement, as approved by the Board of Supervisors, according to the process described in Condition 11.	OWNER		COMPLETED	
	16	Prior to the recordation of the Final Map, the property owner shall either produce a deed showing the donation of the land to a park service provider or pay an in-lieu fee, meeting the requirements of Section 7055.3 of the County Subdivision Regulations. A worksheet showing the prescribed calculation appears as Attachment U of the staff report for the January 13, 2010 hearing. As of the date of this report, the in-lieu fee for this subdivision is $236.50. The fee shall be re-calculated at the time of Final Map recording as indicated in the County Subdivision Regulations.	OWNER		COMPLETED	
Conditions of Approval for Grading Permit and Tree Removals						
	17	Twelve (12) separate Grading Permit hard cards are required, one for the subdivision improvements and one for each of the eleven homes. "Hard cards" shall be issued according to the following schedule: a. The "hard card" for grading of improvements related to the subdivision (including a sidewalk for Lots 5-8 and all shared access ways) may be issued after the final approval of this project, subject to the approval of the Planning and Building Department's Geotechnical Engineer, Department of Public Works and the Current Planning Section. and subject to the conditions below. b. The "hard card" for grading of improvements related to the residences (the preparation of building sites and yard areas) can only be issued simultaneously or after the issuance of a building permit for the construction of each new residence, subject to the approval of the Planning and Building Department's Geotechnical Engineer, Department of Public Works and the Current Planning Section.	BKF - CIVIL		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	18	Lots 1-4: Prior to issuance of grading permits, BKF shall prepare cross sections through each lot illustrating existing slopes, proposed final slopes, areas of fill placement and the stepping of houses across the slope. No fill placement will be permitted downslope of proposed residences (with the exception of fill as shown on the grading plans as approved by the Board of Supervisors).	BKF - CIVIL		COMPLETED WITH DEVELOPMENT OF LOTS 1 THROUGH 4.	
	19	Per the mitigation measures in the MMRP, tree removals and grading shall proceed as specified:				

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		a. Grading Permit hard card cannot be issued until a design-level geotechnical investigation of the site has been performed and submitted to the Planning and Building Department's Geotechnical Section and evidence of completion of Mitigation Measures GEO-3; TRANS-1; BI0-2a through 2d, 5b and 5c; and HAZMAT-3 has been submitted and approved by the project planner. b. Grading Permit hard card cannot be issued for Lot 8 until evidence of completion of Mitigation Measures BI0-6 has been submitted and approved by the project planner. c. Grading Permit hard card cannot be issued for Lot 11 until evidence of completion of Mitigation Measures BI0-2d and 5a has been submitted and approved by the project planner. d. Trees shall not be removed until evidence of implementation of Mitigation Measure BI0-2c has been submitted and approved by the project planner and the Grading Permit hard card has been issued.	BIOLOGIST GEOTECH		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	20	No grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The property owners 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.	DEVELOPER		COA	
	21	This permit does not authorize the removal of any additional trees with trunk circumference of more than 55 inches beyond those approved by the Board of Supervisors. Such activity would require application for and issuance of a separate Resource Management (RM) Permit. All trees not approved for removal under this permit shall be protected during grading operations. Prior to the issuance of the Grading Permit hard card, the applicant shall implement the following tree protection plan: The applicant shall establish and maintain tree protection zones throughout the entire length of the project. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue. The applicant shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas. Should 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. Any root cutting shall be monitored by an arborist or forester and documented. Roots to be cut should be severed cleanly with a saw or toppers. Normal irrigation shall be maintained, but oaks should not need summer irrigation. The above information shall be on-site at all times.	DEVELOPER		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	22	Prior to the issuance of the grading permit "hard card," the applicant shall schedule an erosion control inspection by Current Planning Section staff to demonstrate that the approved erosion control plan has been implemented. The applicant 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:				

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		a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15. Stabilizing shall include both proactive measures, such as the placement of straw bales 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 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, per Condition 6. 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 and timing applications of pesticides and fertilizers to prevent polluted runoff. j. Limiting construction access routes and stabilizing designated access points.	CONSTRUCTION MANAGER DEVELOPER BKF - CIVIL		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	23	While the applicant must adhere to the approved erosion and sediment control plan 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 this 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, 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 (or entirely 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.	DEVELOPER BKF - CIVIL		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	

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	24	Prior to the issuance of a Grading Permit "hard card," the applicant 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 winterizing the area and details of the off-site haul operations, including, but not limited to: export site(s), size of trucks, haul route(s), time and frequency of haul trips, and dust and debris control measures. Per the City of San Mateo Department of Public Works, use of De Anza Boulevard is prohibited as De Anza Boulevard is not a designated truck route. The submitted schedule shall represent the work in detail and project grading operations through to the landscaping and/or restoration of all distrubed areas. 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 applicant shall submit monthly updates of the schedule to the Department of Public Works and the Current Planning Section.	DEVELOPER			
	25	The applicant 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."	DEVELOPER BKF - CIVIL		GRADING FOR LOTS 1 THROUGH 4 IS LESS THAN 1 ACRE; THEREFORE, A CIVIL NOI AND SWPPP ARE NOT REQUIRED IF GRADING EXCEEDS 1 ACRE, A NOI SHALL BE FILED WITH THE STATE UPON DIRECTION AND FINALIZATION OF CONSTRUCTION SCHEDULE. SWPPP SHALL BE PREPARED UPON DIRECTION OF CONSTRUCTION SCHEDULE.	
	26	Replacement of vegetation removed in areas within the parcels during grading and construction activities: a. Vegetation removed in areas outside of building footprints, driveways, and construction access areas shall be replaced with drought-tolerant, non-invasive plants, immediately after grading is complete in that area. Prior to the issuance of any building permits, the applicant shall submit photographs demonstrating compliance with this condition to the Current Planning Section, subject to review and approval by the Community Development Director. b. The applicant shall replace all vegetation removed in all areas not covered by construction with drought-tolerant, non-invasive plants, once construction is completed. Prior to the Current Planning Section's final approval of any building permit, the applicant shall submit photographs demonstrating compliance with this condition, subject to review and approval by the Community Development Director.	ARCHITECT DEVELOPER BKF - CIVIL		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	27	The provision of the San Mateo County Grading Regulations shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in grading operations shall meet spark arrester and fire fighting tool requirements, as specified in the California Public Resources Code.	DEVELOPER		COA - REFER TO CONSTRCTIOON NOTES ON STREET IMPROVEMENT PLANS ASSOCIATED WITH LOTS 5 -11.	
	28	Upon the start of grading activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:				

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		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 anytime 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.	LANDSCAPE ARCHITECT DEVELOPER GEOTECH BKF - CIVIL		SEE CONDITIONS OF APPROVAL DUST CONTROL NOTES 1 THROUGH 2 ON SHEET C0.20 OF THE STREET IMPROVEMENT PLANS. LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	29	Final approval of all Grading Permits is required. For final approval of the Grading Permits, the applicant 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 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.	DEVELOPER GEOTECH		LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
Other Planning and Building Department Project Conditions						
	30	The color and materials of the bio-retention planters for all homes shall match the surrounding native landscaping, such that planters will blend with the surrounding environment.	LANDSCAPE ARCHITECT OWNER BKF - CIVIL		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	31	Building plans for each residence shall demonstrate compliance with the California Water Efficient Landscape Ordinance (AB 1881), prior to the Current Planning Section's approval of the building permit application for each residence.	LANDSCAPE ARCHITECT OWNER		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	32	The applicant 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.	DEVELOPER BKF - CIVIL		SEE CONDITIONS OF APPROVAL DISCOVERY OF HUMAN REMAINS NOTE 1 ON SHEET C0.20 OF THE STREET IMPROVEMENT PLANS. LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	33	The property owner is responsible for the annexation of the project site to County governed special districts that will provide utility or other service. The project applicant is responsible for application and fees to the San Mateo Local Agency Formation Commission.	FUTURE OWNER / DEVELOPER		LOTS 5-11 ANNEXATION WILL BE SUBMITTED TO LAFCO UNDER SEPARATE SUMITTAL.	

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	34	For Lots 1 through 8 and Lot 11 (lots with the RM Zoning District), all present and future site preparation activity and development shall comply with Section 6319C.2.F (Development Standards) and Section 6319C.2.G (Minimization of Grading). All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e., excluding any "No-Build" areas on the Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any "No-Build" areas as shown on the Final Map for the subject property. The above statement shall be added as a deed restriction to the respective lots when the lots are sold.	ARCHITECT OWNER		LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
PLANNING AND BUILDING DEPARTMENT - GEOTECHNICAL SECTION:						
	35	The grading for this project will require submission of a revised geotechnical report that includes detailed recommendations for grading, erosion control, and foundation design and construction.	GEOTECH		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11	
	36	Building permit applications for Lots 7 and 8 will be required to depict as-built subdrain system alignments for the underlying stabilization buttress on the house foundation plans. The intent is to adjust foundation pier layout (as-needed) so that installed subdrain systems are not damaged by foundation construction.	DEVELOPER GEOTECH BKF - CIVIL		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	37	Documentation to be submitted for the Lot 10 building permit shall include proposed construction/design measures to provide stable temporary excavations west of the residence so that the stability of an existing fill prism is not adversely impacted during site grading.	GEOTECH BKF - CIVIL		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	38	(All Lots) Prior to issuance of building permits, the Project Geotechnical Consultant shall field inspect (and investigate, as needed) all proposed drainage discharge locations and verify that proposed drainage designs are acceptable from a slope stability/erosion perspective or recommend appropriate modifications.	DEVELOPER GEOTECH		LOTS 5-11 IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	39	Lots 9 and 10: Future construction in areas outside of the building envelope may require supplemental geotechnical evaluation. Lot 11: Future building construction within the delineated Geotechnical No-Build Zone on the approved Vesting Tentative Map is prohibited. The above statements shall be added as a deed restriction to the respective lots when the lots are sold. Recorded deed restrictions shall be produced prior to the issuance of a Certificate of Occupancy for any residence on these lots.	GEOTECH		REFER TO FINAL MAP ASSOCIATED WITH LOTS 5 THROUGH 11 FOR NON-BUILD AREAS AND NOTATIONS.	
	40	Lot 11: Grading limits, building footprint and building envelope shall be restricted to those boundaries depicted on Lot 11 Exhibit 1 prepared by BKF dated January 27, 2010. These boundaries shall supersede any conflicting boundaries presented on other recently prepared development documents. Construction staging shall not include grading beyond the grading limits.	BKF - CIVIL		REFER TO FINAL MAP ASSOCIATED WITH LOTS 5 THROUGH 11 FOR NON-BUILD AREAS AND NOTATIONS.	
PLANNING AND BUILDING DEPARTMENT - BUILDING INSPECTION SECTION:						
	41	Building permits may be required for all areas of construction. Contact the Building Inspection Section prior to ANY construction for permit requirements.	ARCHITECT OWNER		LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	42	All new residences shall comply with the current Green Building Ordinance, applicable at the time of permit application.	ARCHITECT DEVELOPER		LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND. #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
	43	Per Section 1404 of the Green Building Ordinance, the applicant is encouraged to incorporate green building features in the construction of the eleven homes, such that the project achieves 75 points or higher or LEED for Homes Certified. Such projects will receive expedited building permit processing.	ARCHITECT		LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
PACIFIC GAS AND ELECTRIC COMPANY						
	44	Developers will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate the project.	DEVELOPER		COA	
DEPARTMENT OF PUBLIC WORKS						
Conditions of Approval for Major Subdivision and Lot Line Adjustment						
	45	The applicant shall install a sidewalk along the front of Lots 5 through 8 on Ticonderoga Drive, subject to review and approval by the Department of Public Works (DPW) and the issuance of an encroachment permit by DPW.	BKF - CIVIL		REFER TO STREET IMPROVEMENTS ASSOCIATED WITH OFF-SITE ASSOCAITED WITH LOTS 5-11.	
	46	The applicant shall install a crosswalk and ADA ramp at the intersection of Ticonderoga Drive and Allegheny Way prior to recordation of the Final Map.	BKF - CIVIL		REFER TO STREET IMPROVEMENTS ASSOCIATED WITH OFF-SITE ASSOCAITED WITH LOTS 5-11.	
	47	The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy (including stormwater detention requirements) and applicable NPDES requirements (particularly Provision C.3) for review and approval by the Department of Public Works, prior to the Current Planning Section's approval of any building permit for residences. Individual operation and maintenance agreements for each residence to include all permanent stormwater treatment measures, as approved by the Community Development Director and the Department of Public Works, shall be executed prior to the Current Planning Section's final approval of any building permit for residences.	OWNER BKF - CIVIL		LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	48	The applicant shall submit a Final Map to the Department of Public Works for review and recording.	BKF - CIVIL BKF - SURVEY		REFER TO FINAL MAP ASSOCIATED WITH LOTS 5 -11.	
	49	Prior to recordation of the Final Map, the subdivider shall either construct all improvements required for shared access or enter into a written agreement with the County for future construction of the improvements. Prior to recording 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, driveways, utilities, storm drainage, and stormwater treatment, all in accordance with the County Subdivision Regulations, County Standard Details, County Drainage Policy and NPDES Permit, plus applicable plan review fee. Upon the Department of Public Works' approval of the improvement plans, the applicant may be required to execute a Subdivision Improvement Agreement and post securities with the Department of Public Works, if applicable, as follows: a. Faithful Performance - 100% on the estimated cost of constructing the improvements; b. Labor and Materials - 50% of the estimated cost of constructing the improvements.	DEVELOPER OWNER BKF - CIVIL		ENGINEERS ESTIMATE WILL BE PREPARED FOR THE OFF-SITE STREET IMPROVMENTS PLANS ASSOCIATED WITH LOTS 5-11, WHEN REQUESTED BY COUNTY PUBLIC WORKS.	
OTHER DEPARTMENT OF PUBLIC WORKS PROJECT CONDITIONS						

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
	50	The access easement on Lot 8 shall meet the access requirements of the Crystal Springs County Sanitation District, prior to the final approval of the Final Map by the Department of Public Works.	BKF - CIVIL		REFER TO FINAL MAP SUMITTED FOR LOTS 5 -11.	
	51	For Lots 7 and 8: A maintenance agreement is required for the stairs, subject to San Mateo County Fire Department and Department of Public Works approval.	COUNTY OWNER		ACCESS EASEMENTS SHOWN ON FINAL MAP FOR LOTS 5-8 MAINTENANCE AGGREEMENTS BY OTHERS.	
	52	The applicant shall record documents which address future maintenance responsibilities of any private drainage, stormwater treatment or other common facilities which may be constructed. For example, documents would address maintenance of all shared access easements (i.e., Lots 5 through 8, and Lots 9 and 10), as well as shared maintenance of the bio-retention planter on Lot 8 (for the benefit of Lots 7 and 8) and the storm drainage outfall on Lot 9 (for the benefit of Lots 9 and 10). Prior to recording these documents, they shall be submitted to the Department of Public Works for review and prior to the issuance of a Certificate of Occupancy for the applicable parcel (Lots 5 through 10).	COUNTY OWNER		ACCESS & UTILITY EASEMENTS SHOWN ON FINAL MAP FOR LOTS 5-8 MAINTENANCE AGGREEMENTS BY OTHERS.	
	53	"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.	BKF - CIVIL		FUTURE - UPON COMPLETION OF SITE AND STREET IMPROVMENTS ASSOCIATED WITH LOTS 5-11.	
	54	The applicant shall prepare a plan indicating the proposed method of sewering 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 appropriate County Sewer District.	BKF - CIVIL		REFER TO THE STREET IMPROVEMENT PLANS FOR SANITARY SEWER CONNECTIONS FOR LOTS 5-11.	
	55	The applicant shall submit, to both the Department of Public Works and the Planning Department, written certification from the appropriate Water District stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.	DEVELOPER CAL WATER BKF - CIVIL		COA	
	56	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.	OWNER BKF - CIVIL		COA	
	57	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.	DEVELOPER		COA	
	58	Prior to the issuance of any 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.	DEVELOPER OWNER		COA	

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND. #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
	59	The applicant shall submit a driveway "Plan and Profile" to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County standards for driveway slopes (not to exceed 20 percent) and to County standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, 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.	BKF - CIVIL		LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	60	Plans, with specific construction details, shall be stamped and signed by the registered civil engineer and submitted to the Department of Public Works for review and approval prior to construction.	BKF - CIVIL		COA	
SAN MATEO COUNTY FIRE DEPARTMENT						
	61	All dead-end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter. For Lots 7, 8, 9 and 10: Lots 9 and 10 shall meet Hammerhead T requirements. The Hammerhead T shall provide a lane that is a minimum width of 20 feet throughout with a minimum inside curve radius of 26 feet and a top of T length of 120 feet minimum. Lots 7 and 8 shall mitigate fire engine access with a higher fire sprinkler flow and coverage and non-combustible exterior siding and decking. Alternate methods and material requests may be applied for at the time of building permit application submittal.	BKF - CIVIL		LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11. REFER TO FINAL MAP FOR EASMENTS ASSOCIATED WITH LOTS 5-11.	
	62	The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant; the configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not more than 250 feet from the building, measured by way of approved drivable access to the project site.	BKF - CIVIL		LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	63	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 six inches (6"). If the pipes are not linked in grid or if individual legs are over 600 feet in length, then the minimum diameter shall be eight inches (8").	BKF - CIVIL		REFER TO OFFISTE STREET IMPROVMENTS PLANS FOR PROPOSED WATER SYSTEM IMPROVEMENTS ASSOCIATED WITH LOTS 5-11.	
	64	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 required upgrades to the system will be installed and that existing fire flows will meet the project requirements.	CAL WATER COUNTY BKF - CIVIL		LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11. REFER TO OFFISTE STREET IMPROVMENTS PLANS FOR PROPOSED WATER SYSTEM IMPROVEMENTS ASSOCIATED WITH LOTS 5-11.	
	65	County Fire Department access shall be to within 150 feet of all exterior portions of structures and to all portions of the exterior walls of the first story of buildings, as measured by an approved access route. Should access to a structure exceed the 150 feet criteria, the applicant may have the option of providing exterior fire resistant construction materials to meet this condition, subject to review and approval by the County Fire Department and Planning and Building Department, prior to the issuance of a building permit.	OWNER BKF - CIVIL		LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11. REFER TO OFFISTE STREET IMPROVMENTS PLANS FOR PROPOSED WATER SYSTEM IMPROVEMENTS ASSOCIATED WITH LOTS 5-11.	

CONDITION			DESIGN TEAM			
* OR ** OR *** OR ****	COND #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
	66	This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and under-floor protection shall be installed to meet CBC Chapter 7A requirments. This requirement shall be met at the building permit phase of each residence.	ARCHITECT OWNER		LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11.	
	67	A fire flow of 1,000 gpm for two (2) hours with a 20-psi residual operating pressure must be available for a single-family dwelling with up to 3,600 sq. ft. of interior space; 1,300 gpm for a single-family dwelling with up to 4,800 sq. ft.; and 1,500 gpm for a single-family dwelling with up to 6,200 sq. ft. as specified by the 2007 CFC.	CAL WATER BKF - CIVIL		LOTS 5-11 DESIGN IS IN PROCESS AND WILL BE SUBMITTED AS PART OF THE FUTURE BUILDING PERMIT SUBMITTAL FOR LOTS 5-11. REFER TO OFFISTE STREET IMPROVMENTS PLANS FOR PROPOSED WATER SYSTEM IMPROVEMENTS ASSOCIATED WITH LOTS 5-11.	

JC, RH, DS, CH

2/19/15

Lots 5-11

Hagen

Street Improvement Plans → dropping off for CHRIS VANDREY

Final Map

- Fees for Map Check
- Building plans in process (Architects)

- Need Bond (not Bunker Hill, cuz it had sidewalks) sidewalks being put in after map
  Roland to provide estimate of Bond to DS.
- Annexation to Lighting District (LAFCo) (Martha)
  + General Service district.
  - fire
- Need will serve letters prior to recordation
  fees for hook ups.
- Fire Easements
- Tree Removal prior to Issuance.



- 300-ft Notice prior to GRD/BLD
  lots ① 9-10, 11 ② 5-8 (need full)

MIG | TRA ENVIRONMENTAL SCIENCES

March 9, 2015

MIG|TRA Case: BSHL 16026

Highland Estates Development, LLC
Jack T. Chamberlain, Member
655 Skyway Road, Suite 230
San Carlos, CA 94070

SUBJECT: San Mateo Highlands Lots 5-11: Woodrat Plan Implementation; Bird and Bat Surveys

Dear Mr. Chamberlain,

MIG|TRA Environmental Sciences, Inc. is pleased to present this scope of work and cost estimate for implementation of the San Francisco dusky-footed woodrat relocation plan at the San Mateo Highlands project site, lots 5-11. Suzanne DeLeon of the California Department of Fish and Wildlife (CDFW) approved our relocation plan on February 25, 2015. This proposal also includes time for implementation of nesting bird and roosting bat surveys prior to tree removal.

Woodrat house dismantling and construction of new shelters will be conducted by Biosearch Associates. Biosearch Associates holds a Memorandum of Understanding (MOU) with CDFW, allowing for woodrat house removal. MIG|TRA will map relocation sites with GPS and will prepare a figure that displays these locations for inclusion in a monitoring report for submission to CDFW. MIG|TRA will prepare and submit the one year monitoring report to CDFW.

In the Conditions for project approval, Condition BIO-2b, for the protection of nesting birds, applies during the months of February through August. Condition BIO-2c, for the protection of bat maternity roosts, applies during the months of April through August. As it is now early March we assume that a survey for both nesting birds and bats prior to tree removal will be required and have included these surveys in our proposal.

Scope of Work

Task 1. Woodrat Relocation and Artificial Shelter Construction

Biosearch Associates will implement woodrat relocation as described in the Highland Estates Dusky-footed Woodrat, Lots 5-11 plan that was submitted and approved by CDFW. MIG|TRA will provide oversight and map with GPS the location of woodrat artificial shelters. Biosearch anticipates beginning woodrat relocation the week of March 9.

Task 2. Shelter Survey 1 Month after Woodrat Relocation

Biosearch Associates will monitor woodrat activity at each shelter one month after the woodrats have been relocated and will report their findings to MIG|TRA.

Task 3. Shelter Survey and Monitoring Report 1 Year after Woodrat Relocation

MIG|TRA will monitor woodrat activity at each shelter one year after the woodrats have been relocated (March 2016) and will prepare a monitoring report for submission to CDFW. The report will include a map that shows the locations of the original houses that were dismantled and the locations of the new artificial shelters.

Task 4. Nesting Bird Survey

The intent of the nesting bird survey is to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 500 feet of the construction zone. The surveys will be timed such that the last survey is concluded no more than two weeks prior to initiation of construction or tree removal work. If ground disturbance activities are delayed after the survey has been done, then an additional pre-construction survey will be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. If active nests are found in areas that could be directly affected or subject to prolonged construction-related noise, a no-disturbance buffer zone will be created around active nests during the breeding season or until all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined through consultation with the CDFW.

Task 5. Bat Survey

If trees are removed between April 1 and August 31 (the breeding season of native bat species in California), MIG|TRA will conduct a focused survey to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Any active maternity roost of a special-status bat species will be protected until the roost is vacated and juveniles have left the roost. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) must be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat is subject to the approval of the CDFW.

We will prepare a letter report explaining our methods and findings for the nesting bird and roosting bat surveys.

Task 6. Communications, Administration and Quality Control

The cost estimate includes time for agency and client communications with the County, CDFW, Biosearch Associates, and/or Highland Estates Development I, LLC. If additional meetings are required, they would need to be authorized on a time and materials basis. It also includes time for internal quality control and budget management tasks.

The cost estimate for Tasks 1-3 is $13,215 and is detailed in the cost table below. This is an estimate; we will bill only the time and expenses spent. We will not exceed this amount without prior approval from you.

Thank you for calling on MIG|TRA Environmental Sciences. We look forward to continuing work on the Highlands Estates project.

Sincerely,



Autumn Meisel
Senior Biologist

Cost Proposal

San Mateo Highlands Lots 5-11

Woodrat Plan Implementation, Bird and Bat Surveys

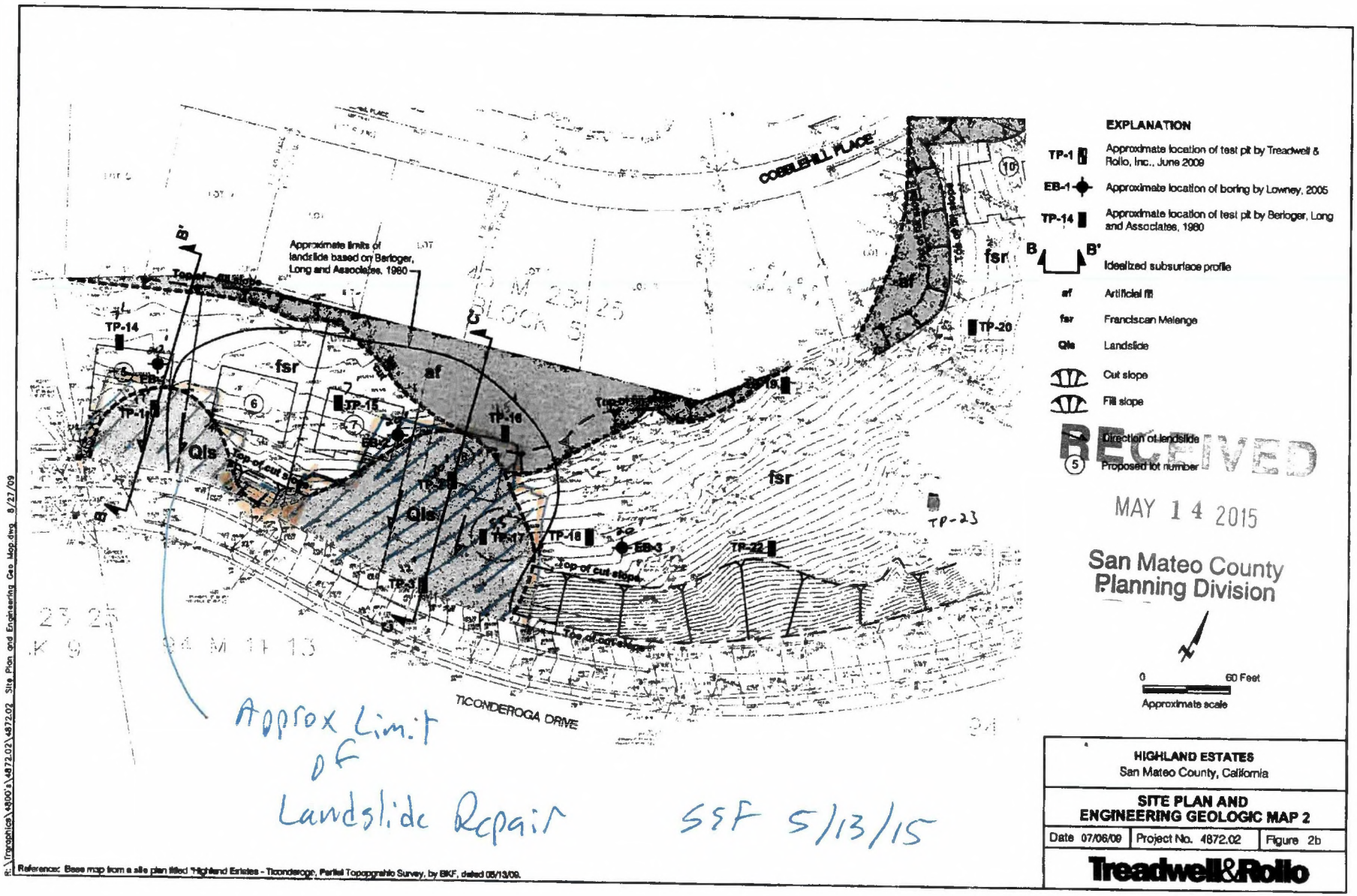
MIG|TRA Information:
Autumn Meisel
545 Middlefield Road, Suite 200
Menlo Park, California 94025
Tel: (415) 254-0805
Fax: (650) 327-4024
Email: meisel@traenviro.com

Client Information:
Jack Chamberlain, Member
Highland Estates Development I, LLC
655 Skyway Road, Suite 230
San Carlos, CA 94070
Tel: (650) 595-5584
Email: jtuttlec@aol.com

Cost Proposal

Below is our proposed budget for the tasks described above.

	Cost Estimate for San Mateo Highland Woodrat Consultation					
	Staff	*Senior Project Manager*	*Senior Biologist II*	*GIS/ Graphics*	*Support*	**Totals**
	Billing Rate ($/hr)	**$160**	**$140**	**$110**	**$75**	
Task						
1	**Woodrat Relocation**		8	6		14
2	**1 Month Woodrat Survey**		6			6
3	**1 Year Woodrat Survey and Report**		12	2		14
4	**Nesting Bird Survey and Report**		14			
5	**Bat Survey and Report**		8			
6	**Administration/Communication/Oversight**	1	2		2	5
	Task Labor Total	**1**	**50**	**8**	**2**	**61**
	Task Labor Cost	**$160**	**$7,000**	**$880**	**$150**	**$8,190**
	Expenses					
	Biosearch Associates					**$4,950**
	Mileage and photocopying					$75
	Total Cost					**$13,215**



RECEIVED

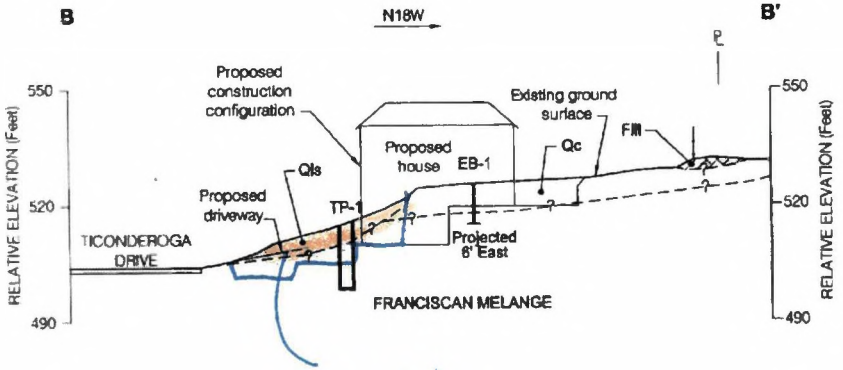
MAY 14 2015

San Mateo County
Planning Division

Approx Limit of Landslide Repair SSF 5/13/15

R:\Projects\4800's\4872.02\4872.02_Site Plan and Engineering Geo Map.dwg 8/27/09

Reference: Base map from a site plan titled "Highland Estates - Ticonderoga, Partial Topographic Survey, by BKF, dated 05/13/09.



Landslide Reconstruction (approx)

SSF 5/13/15

Notes:
1. The above profile represents a generalized soil cross section interpreted from widely spaced test pits and borings. Soil deposits may vary in type, strength, and other important properties between points of exploration.

2. Cross-sections based on our site reconnaissance, topographic surveys by BKF Engineers, Inc., others.

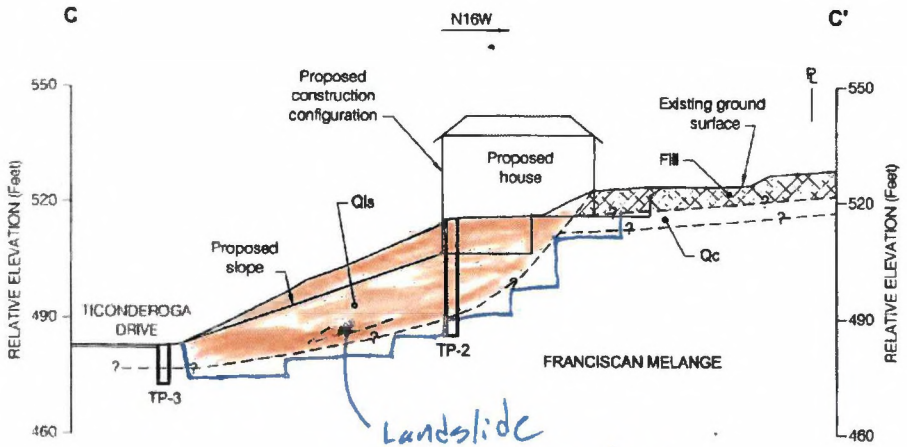
30 Feet
0
0 30 Feet
Approximate Scale

HIGHLAND ESTATES
San Mateo County, California

IDEALIZED SUBSURFACE PROFILE B-B'

Date 08/06/09	Project No. 4872.02	Figure 6b

Treadwell&Rollo



Notes:
1. The above profile represents a generalized soil cross section interpreted from widely spaced test pits and borings. Soil deposits may vary in type, strength, and other important properties between points of exploration.

2. Cross-sections based on our site reconnaissance, topographic surveys by BKF Engineers, Inc., others.

30 Feet
0
0 30 Feet
Approximate Scale

HIGHLAND ESTATES
San Mateo County, California

IDEALIZED SUBSURFACE PROFILE C-C'

Date 08/06/09	Project No. 4872.02	Figure 6c

Treadwell&Rollo



RECEIVED
MAY 14 2015
San Mateo County
Planning Division

From: Diana Shu
To: Christopher Vandrey
CC: Camille Leung
Date: 6/30/2015 11:34 AM
Subject: Fwd: Re: Highland Estates Subdivision Map - Easement Locations - SECOND REVIEW
Attachments: S944 - First Submittal - Utilities Section Review.pdf; S944 - Second Submittal - Section Review_1.pdf

Hi Chris
Camille has put the conditions of approval - on PLN2006-00357.

Please have her review your plans also if you have not already.

My comments to date are:

1) sheet 2/6 - offer and dedication - I want to be sure we are clear about the remainder parcel. Is the remainder lot 12? See note 11 on page 22 of the CoA Conservation Easement Lot 12....please show on plans how this is addressed.

2) sheet 2/6 - offer and dedication - I am not clear what is being accepted. Is it the conservation easement, the EVAE, the PUE, the NBA?

3) sheet 6/6 - there is a reference to a 20 ft easement and parcel 12. Is parcel 12 the same as Lot 12? Also where is 2862 OR 552 referenced on the plans?

4) sheet 6/6 - Camille would you check CoA item #9 on pg 22 - references on the "right side"...is this shown correctly on the attached.... South East side of lot 11?
Other than that, Jack needs to get a bond or cash collateral for the improvements - sidewalk, driveway access etc. and will serve letters.

I'll be on vacation for 2 weeks starting next week, so let me know if you have any questions.

Thanks
Diana

5) Julie Young (Sewer) → Show (E) sewer easement on site.

Diana Shu
dshu@smcgov.org
650-599-1414
Please provide us with your feedback at:
https://www.surveymonkey.com/s/DPWTraffic

>>> Christopher Vandrey 6/26/2015 8:16 AM >>>
Diana,
I just realized that I forgot to add you to this email. This is a follow up to comments by your group on

03/12/15 regarding the Highland Estates map. Will you please review and confirm they've addressed your original concerns? Thank you!

-Chris

>>> On 6/15/2015 at 1:14 PM, in message <558D09D0.AABB.00DA.0@smcgov.org>, Christopher Vandrey wrote:

Julie / Diana,
Will you please review the revised map against your first set of comments?

Diana-I don't think you sent redlines, just a narrative in the email 03/12/2015:

Hi Chris
Thanks for the reminder. Thought it was due tomorrow.

I'm removing references to a public SDE - Roland may need a private SDE. See arrows on pages.

I just sent him an inquiry. So waiting for him to get back to me.

Condition 52 is for a private stormwater maintenance agreement.

Thanks
Diana

Diana Shu
dshu@smcgov.org
650-599-1414
Please provide us with your feedback at:
https://www.surveymonkey.com/s/DPWTraffic

>>> On 3/9/2015 at 5:36 PM, in message <54FE3CA2.1BC : 19 : 2263>, Julie Young wrote:

Chris,

Our comments are indicated in the attached file (page 5). Let me know if you have any questions. Thanks.

Julie

>>> On 03/05/15 at 5:00 PM, Christopher Vandrey wrote:

Good afternoon,
A final map has been submitted for the project known as the Highland Estates (https://www.google.com/maps/place/Ticonderoga+Dr,+San+Mateo,+CA+94402/@37.5147558,-122.3371971,1029m/data=!3m1!1e3!4m2!3m1!1s0x808f9fc4359353fb:0x155b19a26ed50a77) (attached). Referring to the Owners Statement on sheet one, they're offering Public Utility and Storm Drain Easements. I would like to ask you to review easement locations, configurations etc and comment if necessary.

I'd like to assemble any/all comments by **Friday, March 13th**. Please let me know even if you have no objections or comments.

Feel free to call or email if you've got questions or need more information. Thanks for your time.

Christopher G Vandrey, PLS
Public Works Department
cvandrey@smcgov.org
(650) 599-1410

Accela Cases for Subject Map
DPW2015-00139
PLN2006-00357

From: Roland Haga <RHAGA@BKF.com>
To: Camille Leung <CLeung@smcgov.org>
CC: 'Diana Shu' <dshu@smcgov.org>, "Jack Chamberlain (jtuttlec@aol.com)" <jt...
Date: 6/16/2015 8:41 AM
Subject: Bunker Hill lots 1-4 Revised O & M Agreement
Attachments: Lot_1_O&M.PDF; Lot_2_O&M.PDF; Lot_3_O&M.PDF; Lot_4_O&M.PDF

Camille,
In accordance with your request attached are PDF copies of the revised O & M Agreements for Lots 1 through Lot 4, Highland Estates. These have been updated to included comments received from you and Diana.

Roland Haga

[cid:image007.gif@01D00899.C7BB6530]

roland Haga, pe, PLS, Leed(r)AP
Associate
BKF Engineers
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Redwood City, CA 94065
d 650.482.6407
m 650.619.6030
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www.bkf.com

[cid:image002.png@01CF6A07.51E940B0]<http://www.linkedin.com/company/bkf-engineers>
[cid:image003.png@01CF6A07.51E940B0] <https://www.facebook.com/BKFengineering>
[cid:image004.png@01CF6A07.51E940B0] <https://plus.google.com/+BkfEngineering/videos>
[cid:image005.png@01CF6A07.51E940B0] <https://twitter.com/BKF_Engineers>

Delivering Inspired Infrastructure

From: JTUTTLEC@aol.com [mailto:JTUTTLEC@aol.com]
Sent: Friday, June 12, 2015 10:12 AM
To: Roland Haga
Subject: Fwd: Bunker Hill lots 1-4

From: cleung@smcgov.org<mailto:cleung@smcgov.org>
To: jtuttlec@aol.com<mailto:jtuttlec@aol.com>
CC: jack@nexgenbuilders.com<mailto:jack@nexgenbuilders.com>
Sent: 6/12/2015 9:57:10 A.M. Pacific Daylight Time
Subj: Fwd: RE: Bunker Hill lots 1-4

Hi Jack,

Sorry for the delay in getting this to you. I had glitches with my work email, but I think they are resolved now. Plus I am bad with my voicemail (always email if urgent!).

(3) Word docs to compare

See agreements attached (one for each lot). I made changes as highlighted to update the template (standard language) and to customize.

(2) Fill in Table

Things to do:

1) Please update legal descriptions (attached to last email).
2) Please have Roland/BKF address the following comments on the Exhibits (attached to last email) from Diana in October 2013:

10/23/14
Roland
Thanks for sending this info....just a quick comment...on the attachment to each agreement, can you add the detail also?
I want to make sure that the owner has everything he needs to remove, replace, and repair this facility if he needs to do so sometime in the future.
I believe these details and specifications are on the original plan set, so please attach them here also.

Thanks
Diana

10/24/13
Hi Camille and Roland
I sent Roland an email last night asking him to add the specific detail for each location so that homeowners would know what to repair, replace, in case they have to remove the unit at some point in the future.

Thank you!

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

Please help us to serve you better and take a moment to complete our survey, just click on the link below:
http://planning.smcgov.org/webforms/san-mateo-county-planning-and-building-engagement-survey

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>>> Camille Leung 6/12/2015 8:52 AM >>>
More to follow

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826

Fax: (650) 363-4849

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Please Note Our New Santa Rosa Location as of May 25, 2015:
BKF Santa Rosa
200 4th Street, Suite 300 | Santa Rosa, CA 95401
Main: 707.583.8500 | Fax: 707.583.8539

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From: Diana Shu
To: Richard Lee; Roland Haga
CC: Camille Leung; Jonathan Tang; Michael Deleon; jack@nexgenbuilders.com...
Date: 6/16/2015 8:54 AM
Subject: RE: Bunker Hill Homes (BLD2013-1792 thru 95)

Roland

Richard is on vacation this week.

Let me review the pdfs then I will let you know if ok to drop off at building dept.

I'll be in and out of the office all day today as well.

Thanks
Diana

Diana Shu
dshu@smcgov.org
650-599-1414
Please provide us with your feedback at:
https://www.surveymonkey.com/s/DPWTraffic

>>> Roland Haga <RHAGA@BKF.com> 6/16/2015 8:50 AM >>>

Richard,
Attached are PDF copies of the revised exhibit to go along with the calculations reading the Bio-retention basins and interceptor trees on lots 1 through 4.
We will be printing up and resubmitting three copies of the revised plans and two copies of drainage calculations for each house permit for each of the four lots. Do you want us to deliver to your attention or someone else in the building department? Also let us know if we can make an appointment to deliver this information late today or tomorrow?
I will be out of the office in meetings most of today, so please contact Michael Deleon at (650) 482-6417 with your response.
Thank you,
Roland Haga

-

roland Haga, pe, PLS, Leed®AP
Associate
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
d 650.482.6407
m 650.619.6030
rhaga@bkf.com
www.bkf.com

(http://www.linkedin.com/company/bkf-engineers) (https://www.facebook.com/BKFengineering) (https://plus.google.com/+BkfEngineering/videos) (https://twitter.com/BKF_Engineers)

Delivering Inspired Infrastructure

From: Richard Lee [mailto:rlee@smcgov.org]
Sent: Thursday, June 11, 2015 4:23 PM
To: Camille Leung; jack@nexgenbuilders.com
Cc: Diana Shu; Roland Haga; jtuttlec@aol.com
Subject: RE: Bunker Hill Homes (BLD2013-1792 thru 95)

Hi All,

On Monday, I met with Mr. Haga at front counter when he submitted as-built street improvements for Bunker Hill Dr.

Per our conversation, plans just need to be revised with minor corrections for all four houses:

1) include a language (if remove for any reason, they must be replaced in kind) for the interceptor trees. They would be part of recorded agreement/exhibit along with bio-treatment systems.

2) install root barrier at back the sidewalk to keep the tree roots from tearing the sidewalk apart.

We are approving of using precast planters for bio-treatments.

Please resubmit three copies of the revised plans and two copies of drainage calculations for each house permit to Building dept. in person.

Thanks.

Please provide us with your feedback at this link:

https://www.surveymonkey.com/s/DPWTraffic

Richard Lee
Dept. of Public Works
San Mateo County
(650) 363-1852
Email: rlee@smcgov.org

>>> Camille Leung 5/29/2015 10:08 AM >>>
Hi Jack,

Since I am out all next week, I recommended to Roland this morning that he re-forward the last email BKF sent responding to Richard's comments and to follow that up with a meeting in-person with Richard early next week.

I did call Diana and she wants you to work directly with Richard. I'll check back in on the progress of this when I get back on June 8th.

Thanks

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

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>>> <jack@nexgenbuilders.com> 5/29/2015 7:43 AM >>>
Hi Camille

I never saw a response to this e-mail and I am a little confused as to the

status of the bio basin submittal. Since there is nothing on the computer record are they approved? Can I order them? Will I get a stamped revision plan?

Thanks

Jack Schneider

-----Original Message-----
From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Friday, May 15, 2015 9:54 AM
To: Richard Lee
Cc: jack@nexgenbuilders.com
Subject: Re: Bunker Hill Homes (BLD2013-1792 thru 95)
Importance: High

** High Priority **

Hi Richard,

Mr. Chamberlain was asking me about the treatment measures at Bunker Hill. They said you had some questions about them. But I see that you have already signed off for DPW and no revisions are pending. Should they go and order them? Or did you want them to make changes to the design? Please let us know right away. Homes are almost done.

Thanks!

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

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>>> Camille Leung 4/30/2015 1:34 PM >>>
Hi Richard,

Anything preventing us from completing the drainage review for Bunker Hill? They are anxious to finish and sell the homes.

Thank you!

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

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Please Note Our New Santa Rosa Location as of May 25, 2015:
BKF Santa Rosa
200 4th Street, Suite 300 | Santa Rosa, CA 95401
Main: 707.583.8500 | Fax: 707.583.8539

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From: <jack@nexgenbuilders.com>
To: "'Camille Leung'" <cleung@smcgov.org>
Date: 7/17/2015 9:13 AM
Subject: FW: Jose
Attachments: photo 1.JPG; Untitled attachment 00050.txt; photo 2.JPG; Untitled attachment 00053.txt

Hi Camille

Sorry the pictures are sideways. The tree is about 6 or 7 feet tall.

I just got the soils final letter and will submit it later today.

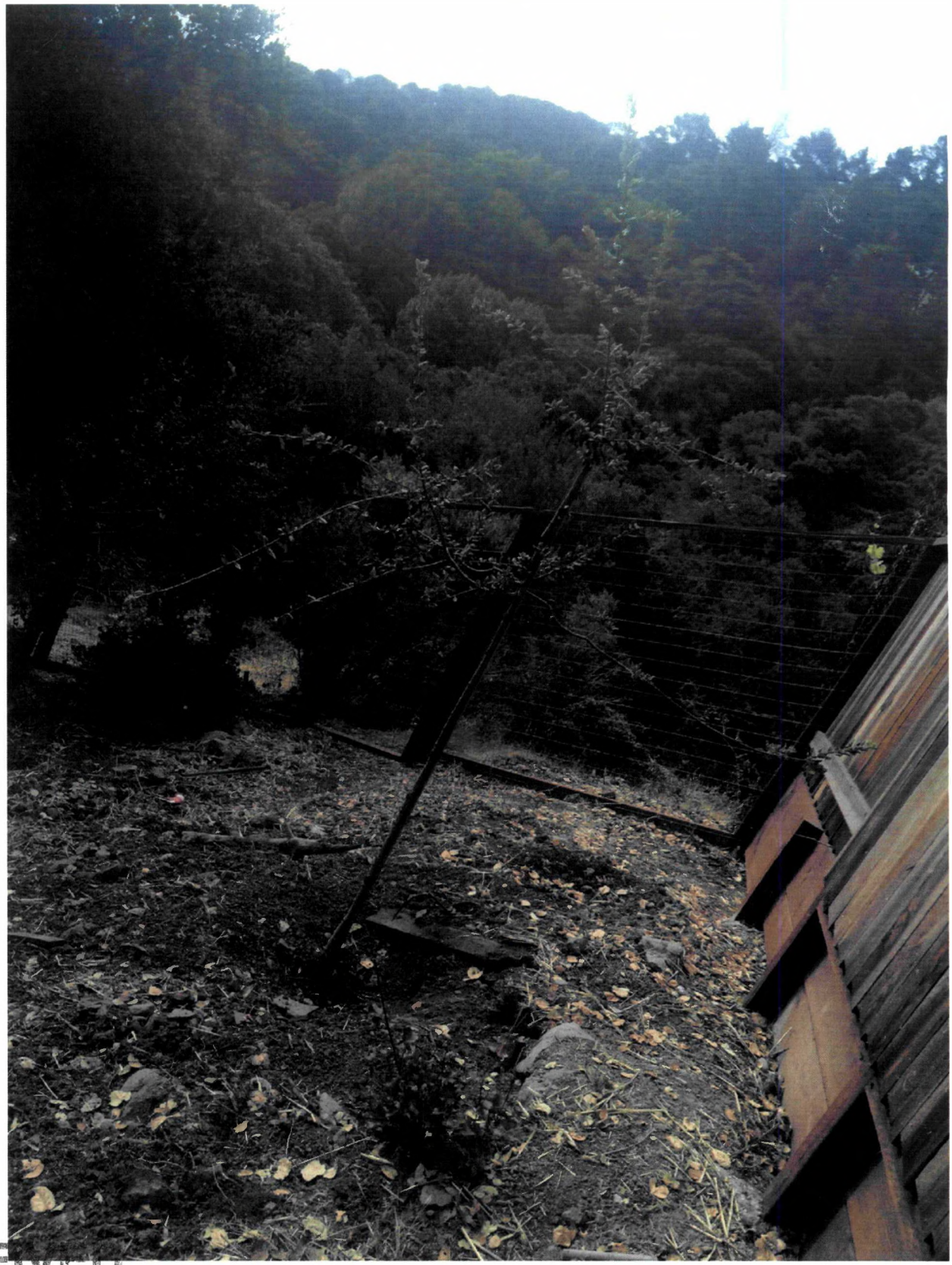
It is too late to change the color of the planters, but they are a matte finish so they shouldn't stand out to badly.

Let me know if anything else pops up on your list.

Thanks

Jack Schneider

-----Original Message-----
From: JOSE MURILLO [mailto:murillook1@hotmail.com]
Sent: Friday, July 17, 2015 8:22 AM
To: jack@nexgenbuilders.com
Subject: Jose



RECEIVED

JUL 17 2015

San Mateo County
Planning and Building Department

missing tree on Lot 4.



CHAMBERLAIN

RH, CL, DS
JC, JS!
7/23/15

BLD status of lots 5-11 [1] Lot 11 — need 1 boring
all other homes designed

Final Map status [2] Conservation Easement (Phase II) → still need grant deed for 99-acres
(required per COA)
@ when all homes are built. (Property less Parcel Map 1-4 + Final Map 5-11).

OTM status lots 1-4 [3] MAD → problem w/ disappators → ~~Roland~~
Standing water
→ ASA drain holes

July
Aug — Parcel Map
BLD ~~permits~~ plans.
Sept —
Oct —

Ticonderoga — only lots that drain to street.

From: Camille Leung
To: JTUTTLEC@aol.com; beard@traenviro.com ; meisel@traenviro.com
CC: jack@nexgenbuilders.com
Date: 7/24/2015 11:35 AM
Subject: Re: Fwd: August work

Hi Jack,

Thanks for this. Need clarification on the following:

- Which lots will you do the tree removals? All 5-11? Lots 11 and 8 have special BIO Mitigation Measures. For Lot 11 see BIO 2d and 5a, for frogs and willows. For Lot 8, see BIO-6 for purple needlegrass. All mitigation measures must be met for Lots to be disturbed. If not all at once, please give me schedule for work on lots.

Process (Tell me is you see this differently):

- Need to send out notice of construction to neighbors
- 2-week bird surveys; 30-day woodrat survey (days prior to tree removal)
- Rat nest removals
- Tree removals
- Geo reports
- Erosion Control In
- grading starts
- Erosion Control Check
- BLD permits get issued
- construction starts

Please do not start nest removal until I get the notice out to the neighbors. I want to give them at least 2 weeks notice Should I shoot to get this out next week?

Thank you!

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

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>>> <JTUTTLEC@aol.com> 7/24/2015 10:41 AM >>>

From: <JTUTTLEC@aol.com>
To: <cleung@smcgov.org>
Date: 7/24/2015 10:41 AM
Subject: Fwd: August work

*Notice Neighb.

From: meisel@traenviro.com
To: JTUTTLEC@aol.com, ralph@ralphosterling.com, jack@nexgenbuilders.com *
CC: markallaback@sbcglobal.net
Sent: 7/22/2015 10:05:14 P.M. Pacific Daylight Time
Subj: August work

Hi all,
I spoke to Mark Allaback of Biosearch and they only have availability to move rats the first week of August. They will move all houses by trapping 2 nights. The first step for Biosearch is to flag the woodrat houses to be removed (those within the disturbance footprint). We do not want to move even a single house more than is necessary. Prior to Biosearch's visit, the limits of disturbance (LOD) need to be clearly defined with easily visible flagging or multiple stakes. Corner stakes alone is not adequate as there is too much veg to see the distance from one corner to another. Perhaps someone from your team can meet Biosearch out there to make sure the LOD boundary is visible. We would like to do this next week if possible. Once Biosearch has flagged the houses, the first stage of veg removal happens, which should be done by hand (chain saws, weed whackers okay). TRA will have a monitor present at this time. Enough veg will need to be removed to allow access to each house without directly disturbing them. Then Biosearch will come in the first week of Aug to relocate the wood rats. We will survey for nesting birds at this time as well. Following completion of the rat relocation and bird survey, the tree and vegetation removal should take place right away.
Please confirm if all of the above will work with your schedule:
1) next week ensure clearly visible demarcation of LOD; meet Biosearch on site to answer any questions about LOD if they arise.
2) after Biosearch has been out there and flagged rat houses to be moved, start first stage of veg removal (hand tools for access to houses)
3) rat and bird work first week of Aug.
4) Immediately after (second week of Aug) major veg and tree removal activities take place.
Thank you,
Autumn Meisel
Senior Biologist II
MIG | TRA Environmental Sciences, Inc.
545 Middlefield Rd., Ste. 200
Menlo Park, CA 94025
415-254-0805
Schedule: M, Tu, Th, Fri; off Wednesdays
www.traenviro.com (http://www.traenviro.com/) | _www.migcom.com_ (http://www.migcom.com/)
PLANNING | DESIGN | COMMUNICATIONS | MANAGEMENT | TECHNOLOGY | SCIENCE

which lots?

- Tree removal plan
- Lot 11 → BIO 2d CRLF willow
- Lot 8 → BIO-6 purple grass
- or 2wk - Bird
- 30 days - wood rat

7-8 GEO-1 ~~Cant~~ grade ~~until BID permits~~ | need geo review

COA 19.9

DEED RESTRICTIONS

From: Camille Leung
To: JTUTTLEC@aol.com
Date: 7/27/2015 2:32 PM
Subject: Re: (no subject)

I found a bunch more references to deed restrictions -- Also see conditions 11 (conservation easement and deed restriction required), 34, and 39.

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

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>>> Camille Leung 7/2/2015 6:09 PM >>>
Hi Jack,

I found these 2 additional requirements:

u. Mitigation Measures HAZMAT-2: As required by the San Mateo County Fire Protection Ordinance, Section 3.84.100, individual property owners for Lots 1-4 and 9, 10, and 11 shall be responsible for maintaining a fuel break by removing all hazardous flammable materials or growth from the ground around each home for a distance of up to 100 feet from its exterior circumference, for the life of the project. Property owners of lots listed above shall arrange with the property owner of the open space parcel to obtain legal access to the open space parcel for the purpose of vegetation clearance. This would not include the authorization of tree removal for trees protected by the RM zoning regulations or "major removal" of vegetation requiring an RM Permit. For the twelve parcels that constitute the project site, the removal of trees or other vegetation providing screening of the eleven residences such that the residences are made significantly more visible from public viewing location(s) shall constitute a "major removal" requiring an RM Permit. **This requirement shall be recorded as a deed restriction on Lots 1 through 4, and 9, 10, and 11 when the lots are sold.**

6. **Colors and Materials: The following language shall be recorded as a deed restriction on the applicable parcels when they are sold:**

a. Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof materials that perform as a "cool roof." Roof colors shall be of a medium tone, subject to the approval of the Community Development Director. Exterior lighting shall be minimized and earth-tone colors of lights used.

b. Lots 1, 2, 3, 4 and 11: Homes shall be no more than one-story high on the front curbside.

Home design will be compatible with the area's contemporary, mid-20th century modern style. Rear facades of homes on Lots 9 through 11 shall have details to reduce the massing of the structure, specifically architectural articulation to break up the vertical facade, color variation, and brick or stone treatment for retaining walls supporting the residences.

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

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>>> <JTUTTLEC@aol.com> 7/1/2015 11:09 AM >>>
Camille,

We have sales pending on lots 3 and 4 on Bunker Hill.

The title company, Old Republic Title, has copies of the Covenant Regarding Sewer Ejector Pump System and the latest operation and maintenance agreement for the C-3 compliant drainage system.
Are there any other items, painting aside, that are going to need to be recorded.

Thanks,
\

Jack

County of San Mateo

Geotechnical Consultant Approval

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

Applicant (Owner): Chamberlain Group | Geo. File No. 9E-199

Site Address: Lots 1 - 4, Highlands | APN: 041072030, 041101280, 041101290

Permit Type: PLN2006-00357 (grading) | Required by: JLM/JFD Date: 6-3-2013

NOTICE TO APPLICANT:
SECTION I of this form must be completed and a copy returned to Geotechnical Section prior to approval of application by the Planning and Building Department.

SECTION II must be completed and a copy returned to Geotechnical Section prior to final approval of the completed construction by the Planning and Building Department.

IMPORTANT: It is the responsibility of the applicant to ensure that **ALL** geotechnical factors as noted in SECTION I have been observed and approved in SECTION II by the applicants' consultant.

FAILURE TO DO SO WILL RESULT IN UNNECESSARY DELAYS PENDING SUCH APPROVAL.

SECTION I Cornerstone Earth Group has reviewed the development
(Name of legally qualified geotechnical consultant)

Plans prepared for Chamberlain Group by: BKF Engineers

Plan No. 950168-14

Dated: 9/1/2011 Revision: _____

and find that such plans are in accordance with the recommendations provided by us or presented in our report(s) No. 230-1-2, dated 7/22/2011 with respect to geotechnical factors affecting or affected by the proposed site development. These include include but are not limited to: grading (cuts / fills), surface and subsurface water control measures, foundation design criteria, seismic hazard consideration, slope stability, "restricted from building" areas, and _____

(Geotechnical Consultant)

6/20/13
(Date)

COUNTY APPROVAL
Co. Geol. _____ Date: _____
CC: _____

SECTION II Cornerstone Earth Group has observed and approved as
(Name of legally qualified geotechnical consultant)

having been done in accordance with their recommendations all applicable work as noted in SECTION I.

NOTE:
Grading Report Required: ☐ Yes ☑ No

(Geotechnical Consultant)

7/24/15
(Date)

COUNTY APPROVAL
Co. Geol. _____ Date: 7/29/15
CC: _____

From: Ralph Osterling <ralph@ralphosterling.com>
To: Leung Camille <cleung@smcgov.org>
Date: 8/3/2015 1:10 PM
Subject: Fwd: Highland Estates Lots 9, 10, 11

Camille
I want to keep you informed of activities on these lots.
Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com <mailto:ralph@ralphosterling.com>

Ralph Osterling Consultants, Inc.
1650 Borel Place, #204
San Mateo, California
94402

(650) 573-8733 office
(415) 860-1557 cell
(650) 345-7890 fax

> Begin forwarded message:
>
> From: Ralph Osterling <ralph@ralphosterling.com>
> Subject: Re: Highland Estates Lots 9, 10, 11
> Date: August 3, 2015 at 9:31:50 AM PDT
> To: Lauren Huff <huff@traenviro.com>
> Cc: Autumn Meisel <meisel@traenviro.com>, Chamberlain Jack <jtuttlec@aol.com>, Schneider Jack <jack@nexgenbuilders.com>, "chadsteiner@baymoon.com" <chadsteiner@baymoon.com>, "Mark Allaback <markallaback@sbcglobal.net> (markallaback@sbcglobal.net)" <markallaback@sbcglobal.net>
>
> Lauren and Autumn
> I recommended to the owners that the lots be entirely cleared for the development process including rear yard improvements. In addition, we need to be concerned for fire safety on the lower sides of these lots so clearing is prudent. Your team needs to manage the rat resources over the entire lots. The property corners have been staked and the lines partially brushed.
> The following are my recommendations:
> The brush crew meets with your staking/flagging crew to begin a coordinated effort for clearing the rat resources and moving them downhill to below the lower property line which will be marked. They can work under the direction of your biologists to open a path to the deposit/rebuilding area below the property line.
> I believe a concurrent team effort will expedite the process to identify, chop around, and move them.
> With the number of nests I have observed, it appears it will take more than 2 - 3 days for the entire process and I would like to complete it in a single process so the clearing can be promptly completed.
> As you know, I am out of town next week and my brushing crew is on standby.
> Keep me informed, please
> Ralph
>
> Ralph Osterling
> President

> Registered Professional Forester No. 38
> ralph@ralphosterling.com <mailto:ralph@ralphosterling.com>
>
> Ralph Osterling Consultants, Inc.
> 1650 Borel Place, #204
> San Mateo, California
> 94402
>
> (650) 573-8733 office
> (415) 860-1557 cell
> (650) 345-7890 fax
>
>
>
>
>> On Aug 2, 2015, at 8:44 AM, Lauren Huff <huff@traenviro.com <mailto:huff@traenviro.com>> wrote:
>>
>> Tuesday or Thursday would work for me. Please let me know which day and what time. My number is 805-215-8768 if you need to contact me by phone.
>>
>> Lauren
>>
>>
>>
>> Sent from my Sprint Samsung Galaxy S® 6 edge.
>>
>>
>> -------- Original message --------
>> From: Autumn Meisel <meisel@traenviro.com <mailto:meisel@traenviro.com>>
>> Date: 8/2/2015 7:12 AM (GMT-08:00)
>> To: Ralph Osterling <ralph@ralphosterling.com <mailto:ralph@ralphosterling.com>>
>> Cc: Chamberlain Jack <jtuttlec@aol.com <mailto:jtuttlec@aol.com>>, Schneider Jack <jack@nexgenbuilders.com <mailto:jack@nexgenbuilders.com>>, chadsteiner@baymoon.com <mailto:chadsteiner@baymoon.com>, "Mark Allaback <markallaback@sbcglobal.net <mailto:markallaback@sbcglobal.net>> (markallaback@sbcglobal.net <mailto:markallaback@sbcglobal.net>)" <markallaback@sbcglobal.net <mailto:markallaback@sbcglobal.net>>, Lauren Huff <huff@traenviro.com <mailto:huff@traenviro.com>>
>> Subject: RE: Highland Estates Lots 9, 10, 11
>>
>> As they will only be clearing brush along the limit of disturbance/construction footprint at lots 9, 10, and 11 and associated woodrat houses, I think a day is enough. Please coordinate with Lauren Huff (copied) as she is the biologist that will oversee the crew. Earlier in the week is best as this gives Chad a chance to return later in the week to stake the houses and check out the site prior to moving the houses the week of Aug. 10. Please ensure that the run tape or use multiple stakes along the LODs/footprints so that it is very easy for Chad to see.
>>
>> Lauren: please confirm your availability for this week and copy all. You and I can discuss your role on Monday.
>> Ralph: once you have the crew ready and scheduled, please make sure they coordinate with Lauren
>>
>> Once the work is complete, let Chad know so that he can come out to stake the houses.
>>
>> Autumn Meisel
>> Senior Biologist II
>> MIG | TRA Environmental Sciences, Inc.
>> 545 Middlefield Rd., Ste. 200

>> Menlo Park, CA 94025
>> 415-254-0805
>> Schedule: M, Tu, Th, Fri; off Wednesdays
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>> PLANNING | DESIGN | COMMUNICATIONS | MANAGEMENT | TECHNOLOGY | SCIENCE
>>
>> From: Ralph Osterling [mailto:ralph@ralphosterling.com <mailto:ralph@ralphosterling.com>]
>> Sent: Friday, July 31, 2015 4:04 PM
>> To: Autumn Meisel
>> Cc: Chamberlain Jack; Schneider Jack; chadsteiner@baymoon.com
<mailto:chadsteiner@baymoon.com>; Mark Allaback <markallaback@sbcglobal.net
<mailto:markallaback@sbcglobal.net>> (markallaback@sbcglobal.net
<mailto:markallaback@sbcglobal.net>)
>> Subject: Re: Highland Estates Lots 9, 10, 11
>>
>> Autumn
>> The staking and marking will be completed next week. I have a crew of choppers lined up, but I need to know about how long they will be needed and when to start. They did the work for the surveyors and are familiar with the sites. Please have Biosearch give us a schedule and also all their contact info so both teams will be able to communicate directly. As you know I will be out of the state, so I would like it to be properly coordinated.
>> Look forward to hear from you next week.
>> Best
>> Ralph
>>
>> Ralph Osterling
>> President
>> Registered Professional Forester No. 38
>> ralph@ralphosterling.com <mailto:ralph@ralphosterling.com>
>>
>> Ralph Osterling Consultants, Inc.
>> 1650 Borel Place, #204
>> San Mateo, California
>> 94402
>>
>> (650) 573-8733 office
>> (415) 860-1557 cell
>> (650) 345-7890 fax
>>
>> <image001.png>
>>
>> On Jul 29, 2015, at 11:04 PM, Autumn Meisel <meisel@traenviro.com
<mailto:meisel@traenviro.com>> wrote:
>>
>> Hi all,
>>
>> I just learned that unfortunately Biosearch is not available in Sept, and Oct gets too late for the rats. If this is going to happen this year, it needs to happen in August. Good news is that Chad at Biosearch was able to move some other work around so that he can offer the week of Aug. 10 as well. Hopefully you can find someone to lay down the disturbance footprint boundaries and get the veg cleared around the houses that Biosearch needs to move (which will be done in coordination with Biosearch). Then major veg work to follow.
>>
>> FYI, our movers come tomorrow to pack and physically move us on Friday; I will have only my iPhone for a while until we get to our new home and Comcast sets up our internet.
>>

>> Autumn Meisel
>> Senior Biologist II
>> MIG | TRA Environmental Sciences, Inc.
>> 545 Middlefield Rd., Ste. 200
>> Menlo Park, CA 94025
>> 415-254-0805
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>>
>> From: Ralph Osterling [mailto:ralph@ralphosterling.com <mailto:ralph@ralphosterling.com>]
>> Sent: Wednesday, July 29, 2015 3:41 PM
>> To: Autumn Meisel
>> Cc: Chamberlain Jack; Schneider Jack
>> Subject: Re: Highland Estates Lots 9, 10, 11
>>
>> Autumn
>> This is to confirm my tele message for you. When we spoke you gave the option of now and Sept. Lets plan a date in Sept, pls. How about Sept 2, 3, 4?
>> Ralph
>>
>> Ralph Osterling
>> President
>> Registered Professional Forester No. 38
>> ralph@ralphosterling.com <mailto:ralph@ralphosterling.com>
>>
>> Ralph Osterling Consultants, Inc.
>> 1650 Borel Place, #204
>> San Mateo, California
>> 94402
>>
>> (650) 573-8733 office
>> (415) 860-1557 cell
>> (650) 345-7890 fax
>>
>> <image001.png>
>>
>> On Mar 19, 2015, at 9:59 AM, Ralph Osterling <ralph@ralphosterling.com <mailto:ralph@ralphosterling.com>> wrote:
>>
>> Sounds great!
>> RO
>>
>> Ralph Osterling
>> President
>> Registered Professional Forester No. 38
>> ralph@ralphosterling.com <mailto:ralph@ralphosterling.com>
>>
>> Ralph Osterling Consultants, Inc.
>> 1650 Borel Place, #204
>> San Mateo, California
>> 94402
>>
>> (650) 573-8733 office
>> (415) 860-1557 cell
>> (650) 345-7890 fax

>>
>> <ROC-Logo.png>
>>
>> On Mar 19, 2015, at 9:57 AM, Autumn Meisel wrote:
>>
>>
>>
>> Great, thanks for the update and we will be in touch over the coming months
>>
>> Autumn Meisel
>> Senior Biologist II
>> MIG | TRA Environmental Sciences, Inc.
>> 545 Middlefield Rd., Ste. 200
>> Menlo Park, CA 94025
>> 415-254-0805
>> Schedule: M, Tu, Th, Fri; off Wednesdays
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>>
>> From: Ralph Osterling [mailto:ralph@ralphosterling.com <mailto:ralph@ralphosterling.com>]
>> Sent: Thursday, March 19, 2015 9:24 AM
>> To: Autumn Meisel
>> Cc: jack@nexgenbuilders.com <mailto:jack@nexgenbuilders.com>; jtuttlec@aol.com
<mailto:jtuttlec@aol.com>; Mark Allaback <markallaback@sbcglobal.net
<mailto:markallaback@sbcglobal.net>> (markallaback@sbcglobal.net
<mailto:markallaback@sbcglobal.net>)
>> Subject: Re: Highland Estates Lots 9, 10, 11
>>
>> Autumn
>> Thanks for your email. Yesterday Jack Chamberlain and I spoke on the phone and agreed that the only site work would be tagging addition trees (if any) and completing the added survey staking. All other work would begin in August and coordinated with you at that time as you suggested.
>> Best
>> Ralph
>>
>> Ralph Osterling
>> President
>> Registered Professional Forester No. 38
>> ralph@ralphosterling.com <mailto:ralph@ralphosterling.com>
>>
>> Ralph Osterling Consultants, Inc.
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>> San Mateo, California
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>>
>> (650) 573-8733 office
>> (415) 860-1557 cell
>> (650) 345-7890 fax
>>
>> <image001.png>
>>
>> On Mar 19, 2015, at 8:25 AM, Autumn Meisel wrote:
>>
>>
>>
>>
>>

>> Hello all,
>>
>> Just want to recap our recommendations for moving forward.
>>
>> · As stated in the field last Friday, we strongly recommend that no vegetation removal (such as the partial brushing that was already done) be conducted without a biological monitor on site. They had brushed right over a woodrat house and clearly this work needs to be monitored to avoid impact to these critters. The houses can often be hidden under ivy or just not be immediately recognizable.
>> · In order for the woodrat house relocation to be successful, the timing has to be paired with vegetation clearing of the site.
>> · Given the high likelihood of nesting birds and our close proximity to the rat breeding season it would be time and cost efficient to wait to conduct woodrat relocation and all vegetation removal (brush and tree) to August. This would streamline work and cause the least amount of impact with the least cost.
>> · We recommend focusing work on lots 5-8 at this time and getting any needed permits in place with the County to begin on lots 9-11 in August.
>>
>> Please let me know if you have any questions.
>> Best,
>> Autumn Meisel
>> Senior Biologist II
>> MIG | TRA Environmental Sciences, Inc.
>> 545 Middlefield Rd., Ste. 200 <>
>> Menlo Park, CA 94025
>> 415-254-0805
>> Schedule: M, Tu, Th, Fri; off Wednesdays
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>

GRADING

From: Camille Leung
To: Roland Haga
CC: Jonathan Tang; jtuttlec@aol.com
Date: 8/13/2015 11:04 AM
Subject: RE: Grading Amounts for Lots 9-11
Attachments: REVISED_Application for an Exception to the Winter Grading Moratorium.docx

Hi Roland,

Due to the significant grading required, please fill out a request to grade during the wet season. It will need to be approved by the Director. Please allow 2 weeks. Also, note I am off next week (hence 2 weeks). Thank you

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

Please help us to serve you better and take a moment to complete our survey, just click on the link below:
http://planning.smcgov.org/webforms/san-mateo-county-planning-and-building-engagement-survey

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>>> Roland Haga <RHAGA@BKF.com> 8/13/2015 10:58 AM >>>
Camille,

Based on the approved Tentative Map plans dated February 2, 2010, on sheet 1 of 9 notes the following earthwork grading cut and fill quantities for lots 9, 10 and 11:

Lot 9:
Cut = 0 CY
Fill = 2,600 CY
Total = 2,600 CY

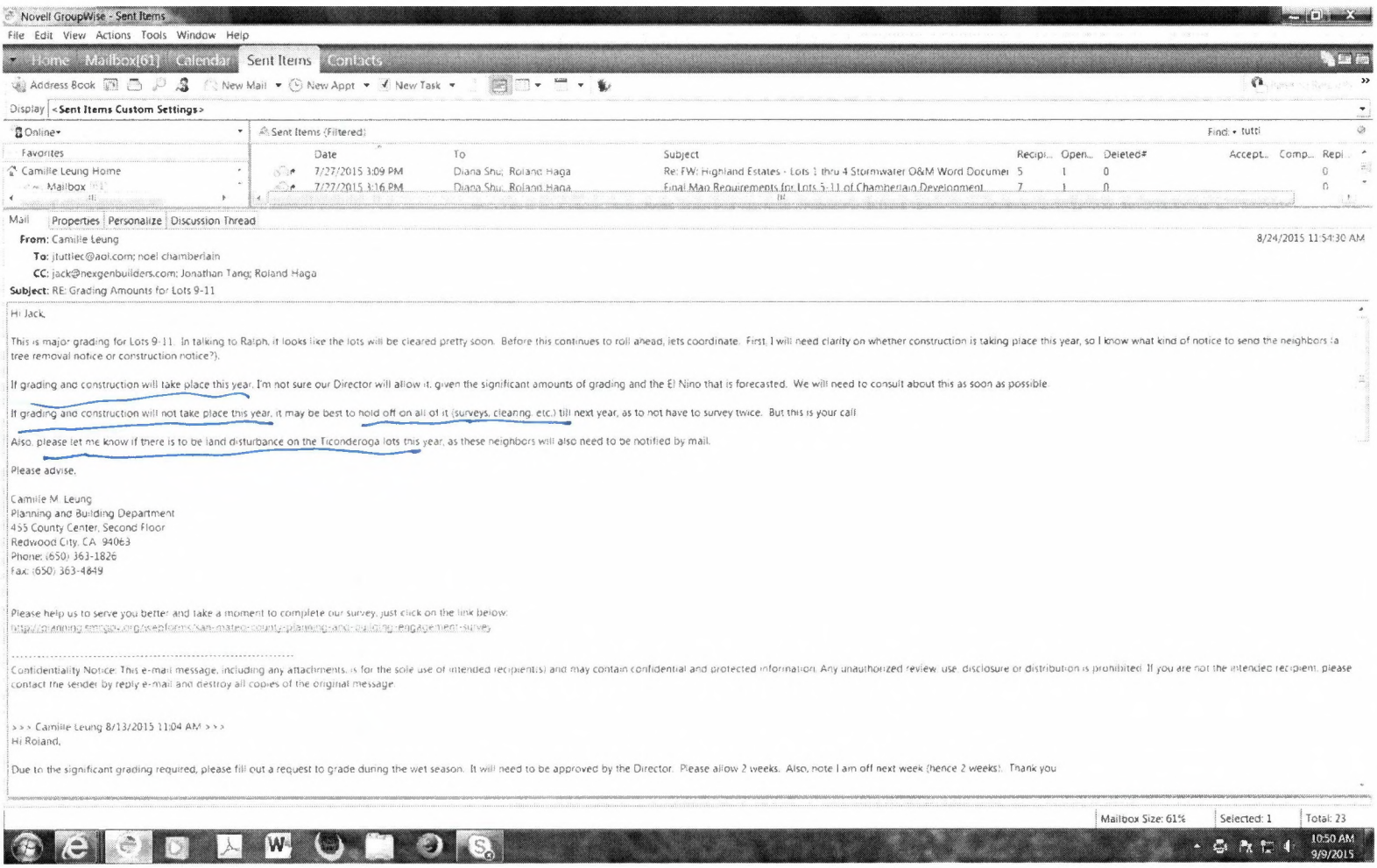
Lot 10:
Cut = 300 CY
Fill = 300 CY
Total = 600 CY

Lot 11:
Cut = 1,200 CY
Fill = 1,000 CY
Total = 2,200 CY

Roland Haga

ROLAND HAGA, PE, PLS, LEED®AP

Notices


Novell GroupWise - Sent Items
File Edit View Actions Tools Window Help
Home Mailbox[61] Calendar Sent Items Contacts
Address Book New Mail New Appt New Task
Display <Sent Items Custom Settings>
Online
Favorites
Camille Leung Home
Mailbox
Sent Items (Filtered)
Find: tutti
Date To Subject Recipi... Open... Deleted# Accept... Comp... Repl...
7/27/2015 3:09 PM Diana Shu; Roland Haga Re: FW: Highland Estates - Lots 1 thru 4 Stormwater O&M Word Documer 5 1 0 0
7/27/2015 3:16 PM Diana Shu; Roland Haga Final Map Requirements for Lots 5-11 of Chamberlain Development 7 1 0 0
Mail Properties Personalize Discussion Thread
From: Camille Leung
8/24/2015 11:54:30 AM
To: jtuttlec@aol.com; noel chamberlain
CC: jack@nexgenbuilders.com; Jonathan Tang; Roland Haga
Subject: RE: Grading Amounts for Lots 9-11
Hi Jack,
This is major grading for Lots 9-11. In talking to Ralph, it looks like the lots will be cleared pretty soon. Before this continues to roll ahead, lets coordinate. First, I will need clarity on whether construction is taking place this year, so I know what kind of notice to send the neighbors (a tree removal notice or construction notice?).
If grading and construction will take place this year, I'm not sure our Director will allow it, given the significant amounts of grading and the El Nino that is forecasted. We will need to consult about this as soon as possible.
If grading and construction will not take place this year, it may be best to hold off on all of it (surveys, clearing, etc.) till next year, as to not have to survey twice. But this is your call.
Also, please let me know if there is to be land disturbance on the Ticonderoga lots this year, as these neighbors will also need to be notified by mail.
Please advise.
Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849
Please help us to serve you better and take a moment to complete our survey, just click on the link below:
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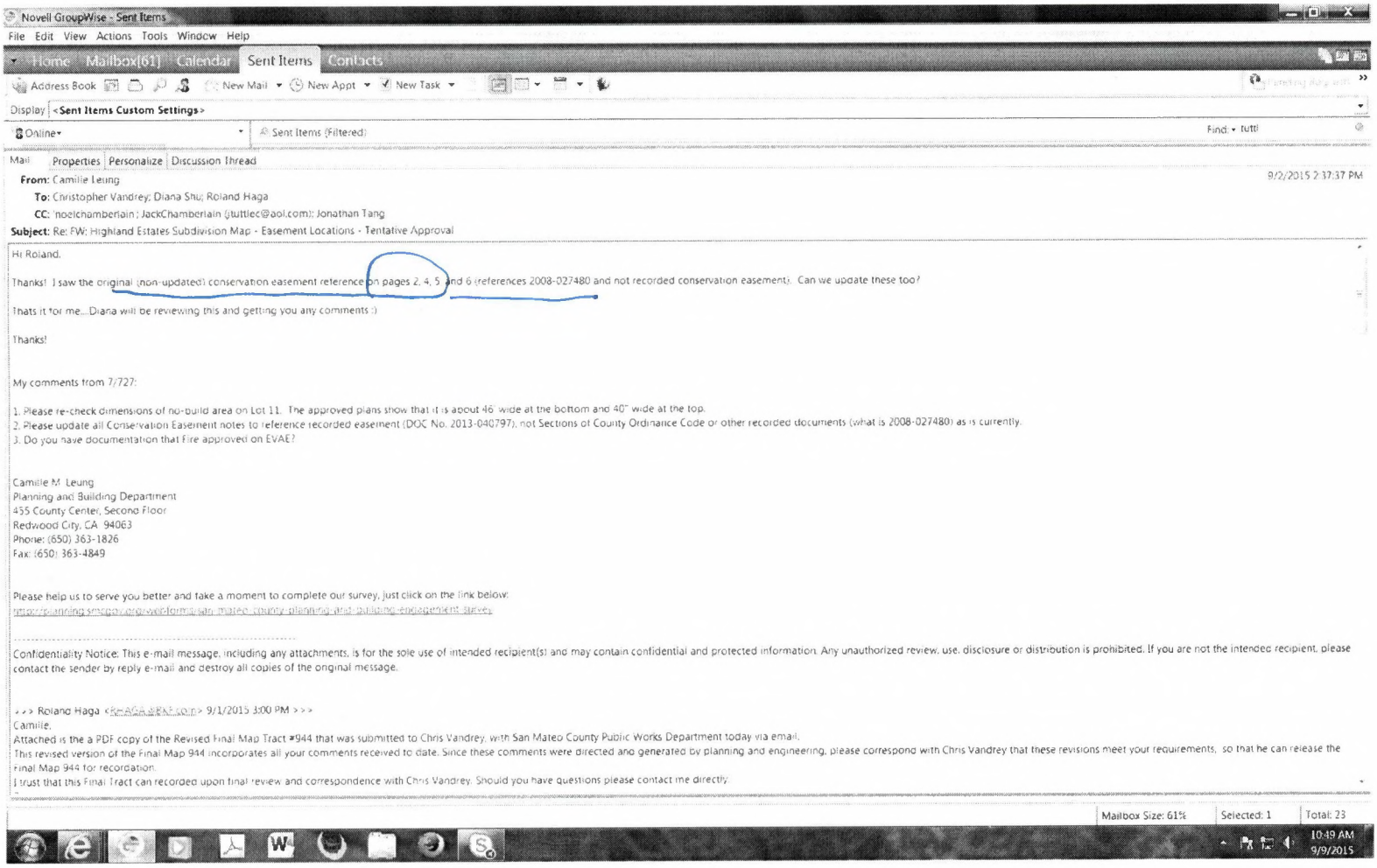
>>> Camille Leung 8/13/2015 11:04 AM >>>
Hi Roland,
Due to the significant grading required, please fill out a request to grade during the wet season. It will need to be approved by the Director. Please allow 2 weeks. Also, note I am off next week (hence 2 weeks). Thank you
Mailbox Size: 61% Selected: 1 Total: 23
10:50 AM
9/9/2015

Parcel Map



Novell GroupWise - Sent Items

File Edit View Actions Tools Window Help

Home Mailbox[61] Calendar Sent Items Contacts

Address Book New Mail New Appt New Task

Display: <Sent Items Custom Settings>

Online Sent Items (Filtered) Find: tuttl

Mail Properties Personalize Discussion Thread

From: Camille Leung 9/2/2015 2:37:37 PM

To: Christopher Vandrey; Diana Shu; Roland Haga

CC: 'noelchamberlain'; JackChamberlain (jtuttlec@aol.com); Jonathan Tang

Subject: Re: FW: Highland Estates Subdivision Map - Easement Locations - Tentative Approval

Hi Roland,

Thanks! I saw the original (non-updated) conservation easement reference on pages 2, 4, 5 and 6 (references 2008-027480 and not recorded conservation easement). Can we update these too?

Thats it for me...Diana will be reviewing this and getting you any comments :)

Thanks!

My comments from 7/727:

1. Please re-check dimensions of no-build area on Lot 11. The approved plans show that it is about 46' wide at the bottom and 40' wide at the top.
2. Please update all Conservation Easement notes to reference recorded easement (DOC No. 2013-040797), not Sections of County Ordinance Code or other recorded documents (what is 2008-027480) as is currently.
3. Do you have documentation that Fire approved on EVAE?

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

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>>> Roland Haga <RHAGA@RKF.com> 9/1/2015 3:00 PM >>>

Camille,

Attached is the a PDF copy of the Revised Final Map Tract #944 that was submitted to Chris Vandrey, with San Mateo County Public Works Department today via email.

This revised version of the Final Map 944 incorporates all your comments received to date. Since these comments were directed and generated by planning and engineering, please correspond with Chris Vandrey that these revisions meet your requirements, so that he can release the Final Map 944 for recordation.

I trust that this Final Tract can recorded upon final review and correspondence with Chris Vandrey. Should you have questions please contact me directly.

Mailbox Size: 61% Selected: 1 Total: 23

10:49 AM 9/9/2015

Wednesday, Sep 09, 2015 10:49 AM

FINAL MAP (5-11)

From: Camille Leung
To: Diana Shu; Roland Haga
CC: Jack Chamberlain (jtuttlec@aol.com); Jonathan Tang; Mark Mondragon; M...
Date: 7/27/2015 3:16 PM
Subject: Final Map Requirements for Lots 5-11 of Chamberlain Development

Regarding #3, per my email of 2/20/15, top of T length needs to be 120-feet minimum and cannot include driveways (see below). Please let me know if another decision was reached between you and Fire.

Hi Jack and Roland,

I spoke with Mark Mondragon and Randy Amores with Cal Fire. They will need the T for Lots 9 and 10 to follow the required length as stated in the condition of 120-feet. The full area of the T needs to be covered by an easement (and cannot include driveways). Also, the curb on the street will need to be painted red.

Please make these corrections to the final map.

Thank you!

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

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2/6 3/6 4/6

>>> Camille Leung 7/27/2015 3:09 PM >>>
Hi Roland,

5/6 6/6

Here are my comments on the Final Map for Lots 5 through 11:

1. Please re-check dimensions of no-build area on Lot 11. The approved plans show that it is about 46' wide at the bottom and 40" wide at the top.
2. Please update all Conservation Easement notes to reference recorded easement (DOC No. 2013-040797), not Sections of County Ordinance Code or other recorded documents (what is 2008-027480) as is currently.
3. Do you have documentation that Fire approved on EVAE?

Condition of Approval still not met:
- Condition 16 - In lieu park fee: Need to complete prior to Final Map Sign-off for Lots 5-11

Thanks

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

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>>> Camille Leung 7/24/2015 11:23 AM >>>
Thanks Roland. I'll look at this early next week and get you my comments on the Final Map, before you give it back to Chris Vandrey.

Thanks

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

Please help us to serve you better and take a moment to complete our survey, just click on the link below:
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>>> Roland Haga <RHAGA@BKF.com> 7/24/2015 10:50 AM >>>
Camille,

Attached are the updated Word document associated with the O & M agreements for lots 1, 2, 3 and 4. We are currently working on revsiong the exhibits and we forward those to you next week while you do a final review of the written portion of the O & M agreements.

Roland Haga

[cid:image007.gif@01D00899.C7BB6530]

For Map Checkers Use Only
Map Number: S944
Owner: Chamberlain
Vicinity/Street: Ticonderoga / Highlands
DPW2015-00139

To: Planning Department
Attention: Project Planner – Camille Leung

From: Christopher G Vandrey, PLS-Department of Public Works

Subject: Parcel / Final Map for File No. PLN2006-00357

Date: 09/23/2015

A Parcel / Final Map showing the proposed subdivision of the property covered by the Planning File Number shown above has been submitted to the Public Works office for review and has been found to be technically correct as to the information shown thereon.

Please confirm that all Planning Department conditions, pertaining to Map recordation, including conditions by other Departments and Agencies, (excluding those of Public Works) have been completed and indicate your approval to record this Map by signing below and returning this letter to my attention at the Department of Public Works.

THANKS!

Christopher G Vandrey, PLS

Planner: Camille Leung Date: 9/24/15

Camille Leung

MIG TRA ENVIRONMENTAL SCIENCES

Ms. Suzanne DeLeon
California Dept. Fish and Wildlife
Bay Delta Region
7329 Silverado Trail
Napa, CA 94558

September 28, 2015

SUBJECT: Highland Estates San Francisco Dusky-footed Woodrat, Lots 9-11

Dear Ms. DeLeon,

MIG | TRA Environmental Sciences, Inc. is providing environmental consulting services on the San Mateo Highlands project managed by Highland Estates Development, LLC of San Carlos. We had previously consulted with you on this development in February 2014. At that time, development was focused on Lots 1-4 on Bunker Hill Road. We are now advising our client for development of three lots, Lots 9-11 (Figure 1). Lots 9-10 are located behind Woodcreek Court, and Lot 11 is located on Cowpens Way, San Mateo (Figure 1). The development is subject to the Conditions of Approval of a Use Permit issued by San Mateo County. The applicant also owns property adjacent to San Mateo Highlands that will remain in open space.

Site preparation and construction for a single home on each of these lots is proposed to begin in the spring of 2016. In order to prepare for this, woodrat relocation and vegetation removal is to occur this fall in order to avoid the breeding season of woodrats and birds. The lot boundaries are generally 30 feet from the construction boundaries or within 100 feet, and thus the Fire Marshal is requiring that vegetation (trees and understory) on the lots be cleared for fire risk reduction. The Conditions of Approval specify mitigation measures for the San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*, SFDW), a state Species of Special Concern. The Conditions of Approval require that SFDW houses be protected, or when necessary, moved to a suitable location within the open space by a qualified biologist with a Scientific Collecting Permit. With the assistance of Biosearch Associates of Aptos, we developed this proposed woodrat relocation and monitoring plan for review by the California Department of Fish and Wildlife (CDFW). Mark Allaback, Chad Steiner, and David Laabs of Biosearch Associates hold amended Scientific Collection Permits with CDFW for the SFDW. We request your consultation regarding this Plan.

Survey Results

A survey for SFDW stick houses was performed on November 13, 2014 and again on August 6, 2015. Approximately 50 San Francisco dusky-footed woodrat houses were detected within and adjacent to the project boundary at Lots 9, 10 and 11 (Figure 2). Vegetation is extremely dense in some locations on the lots, and it is possible that other houses are present. Further, it is expected that some of the houses observed are old and no longer active, but this could not be determined due to difficulty in access and visibility.

Ms. Suzanne DeLeon
California Dept. Fish and Wildlife
September 28, 2015

SFDW Relocation

The goal of this plan is to safely relocate SFDW from stick houses that cannot be avoided during site clearing into adjoining habitat that is owned by Ticonderoga Partners LLC (affiliated with the Highland Estates Development LLC). Relocation sites will not be impacted during development and will remain in open space placed under a conservation easement.

During the week of October 12, 2015, Biosearch will meet with MIG/TRA to determine the live-trapping schedule the following week. At that time, MIG/TRA may direct the applicant to remove additional vegetation so that each SFDW house can be accessed. Vegetation removal shall be monitored by an MIG/TRA biologist. During the site reconnaissance, suitable artificial shelter sites will be identified in proximity to the existing houses.

Beginning on October 19, 2015 (assuming no rain is forecast and nighttime temperatures remain above 40 degrees F), ten SFDW houses will be live-trapped each night until the project is complete. Four 12-inch Sherman traps will be placed at entrances to each house for one night. Traps will be baited and opened in the evening and checked the following mornings. All vertebrates will be identified to species. If no SFDW are captured at a given house, the house will be slowly dismantled by hand so that it is not reoccupied. Captured SFDW will be contained in shaded traps while the stick house is dismantled and the artificial shelter is installed. To reduce stress, the woodrat will not be handled and will be allowed to enter the artificial shelter on its own accord after opening the trap against the entrance to the shelter. Our current work estimate requires five trap nights, trappping 10-11 houses each night.

Each artificial shelter will be installed within ~50-200 feet of the capture location. MIG/TRA will map the location of each artificial shelter. The location of the shelter will offer a mix of sun and shade and be no closer than 20 feet from an existing SFDW house. Proposed relocation areas will be as close as possible to the original locations in similar habitat and contain biologically-suitable habitat features (e.g., stands of poison oak, coast live oaks, and dense native brush). Only occupied woodrat houses will be replaced with an artificial shelter, however all stick houses will be disassembled to prevent SFDW occupation of unused houses.

A handmade, vented, pine box (~12 inches height and width) with two inside chambers and an offset entrance will be installed slightly below grade and secured with wooden stakes. Salvaged nest material will be placed inside the box. Existing food caches and/or supplemental food (rolled oats, wild bird seed and peanut butter) will be placed inside. Woody debris from the original house will then be placed over and around the chamber and carefully arranged such that there is only one entrance. Additional vegetation may be used to stabilize the structure. The live-trap with the captured SFDW will then be placed at the entrance and carefully opened such that the individual enters on its own. The entrance will be loosely plugged with dirt and woody debris once the SFDW is inside.

The intent of this methodology is to provide a safe release location for the day that each individual is captured. The artificial shelter is not necessarily expected to be occupied by the

released individual but will be available for colonization by the population. The material used (pine wood and drywall screws) is designed to break down in approximately five years.

At the request of CDFW, five remote cameras (the maximum available for our use) will be used to monitor five of the artificial shelters for at least one week; if the site is secure, the cameras may be left for approximately 30 days. A post-construction survey will be made at approximately one month following the trapping effort to determine activity at each artificial shelter. Within 60 days of the first post-construction survey, a report will be prepared for CDFW in standard format that details the results of the live-trapping and initial monitoring of the artificial shelters, including results from the camera monitoring. At the request of CDFW, the artificial shelters will also be visited one year and two years after installation. Letter reports will be submitted that detail the criteria used to determine occupation, results and discussion. The results will be compared with the data collected during previous visits.

Immediately following relocation of woodrats, the sites will be cleared of remaining vegetation, including trees and understory. The removal of vegetation is required by the Fire Marshal and will prevent woodrats from reoccupying the lots and building new houses. Building construction is anticipated to begin in March of 2016. To ensure that no new stick houses have been constructed in the work area, a brief survey of the site will be conducted in advance of work. In the unlikely event that new houses are found, they will be protected and CDFW will be contacted for guidance.

Artificial Shelter Monitoring

We propose three occupancy surveys of the artificial shelters at one month after work has been completed and again at one and two years. Occupancy will be determined by visual inspection when artificial shelters will be classified as:

- Occupied – new woody debris and/or green vegetation added, fresh scat present, entrances appear sculpted, or other signs of current or past occupation are present;
- Inactive – condition unchanged since the animal was released; or
- Degraded – condition broken down and/or in disrepair.

Three reports will be prepared after each of the three occupancy surveys. The first report will document the methods and results of both the SFDW trapping and stick house moving activities and the first occupancy survey. The reports will be delivered to the county, the client and CDFW.

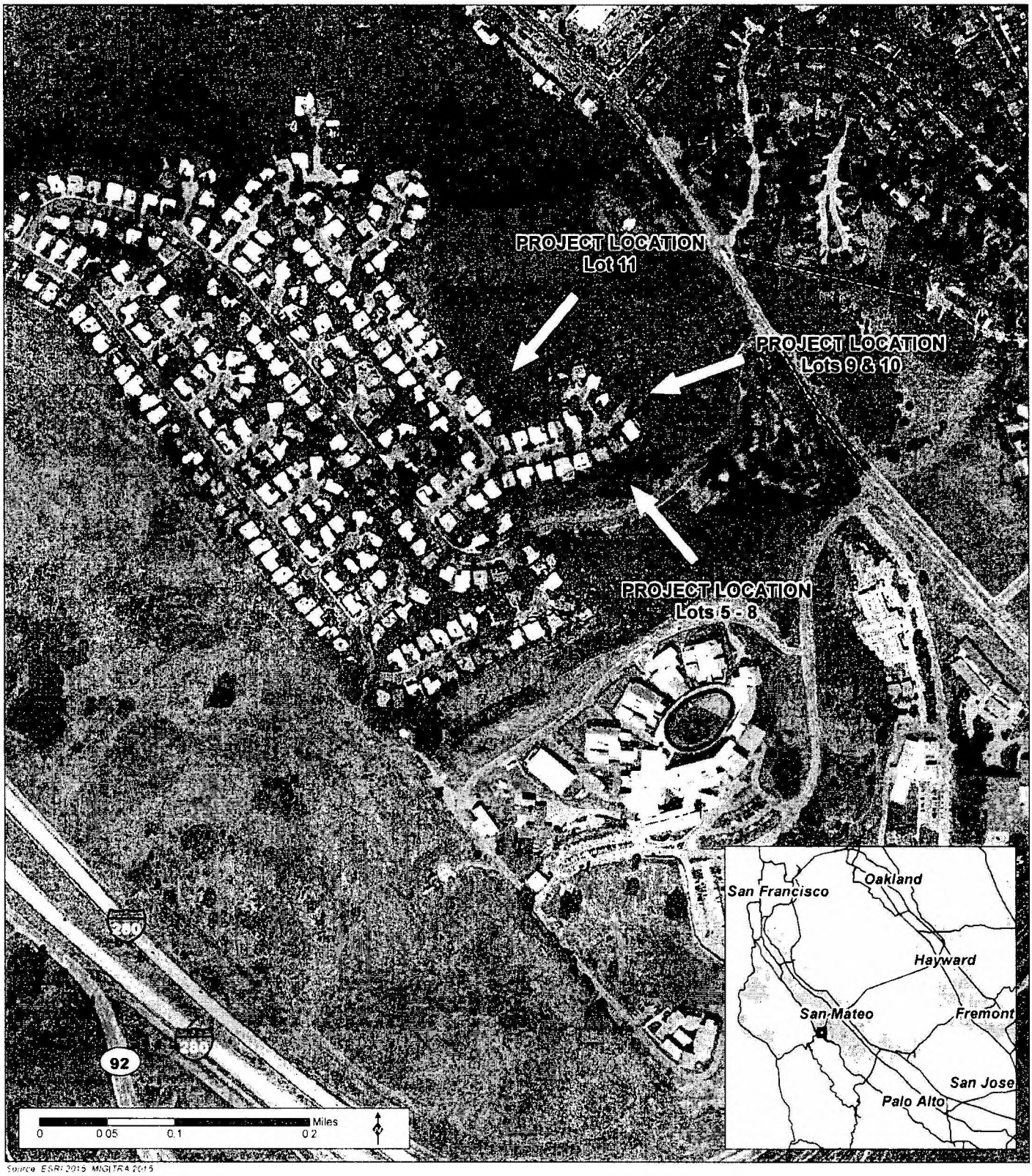
Please advise use as to whether this proposed methodology is acceptable, or if you have concerns or additional recommendations. You can contact me at Meisel@traenviro.com or my direct line (415) 254-0805.

Sincerely,

Ms. Suzanne DeLeon
California Dept. Fish and Wildlife
September 28, 2015



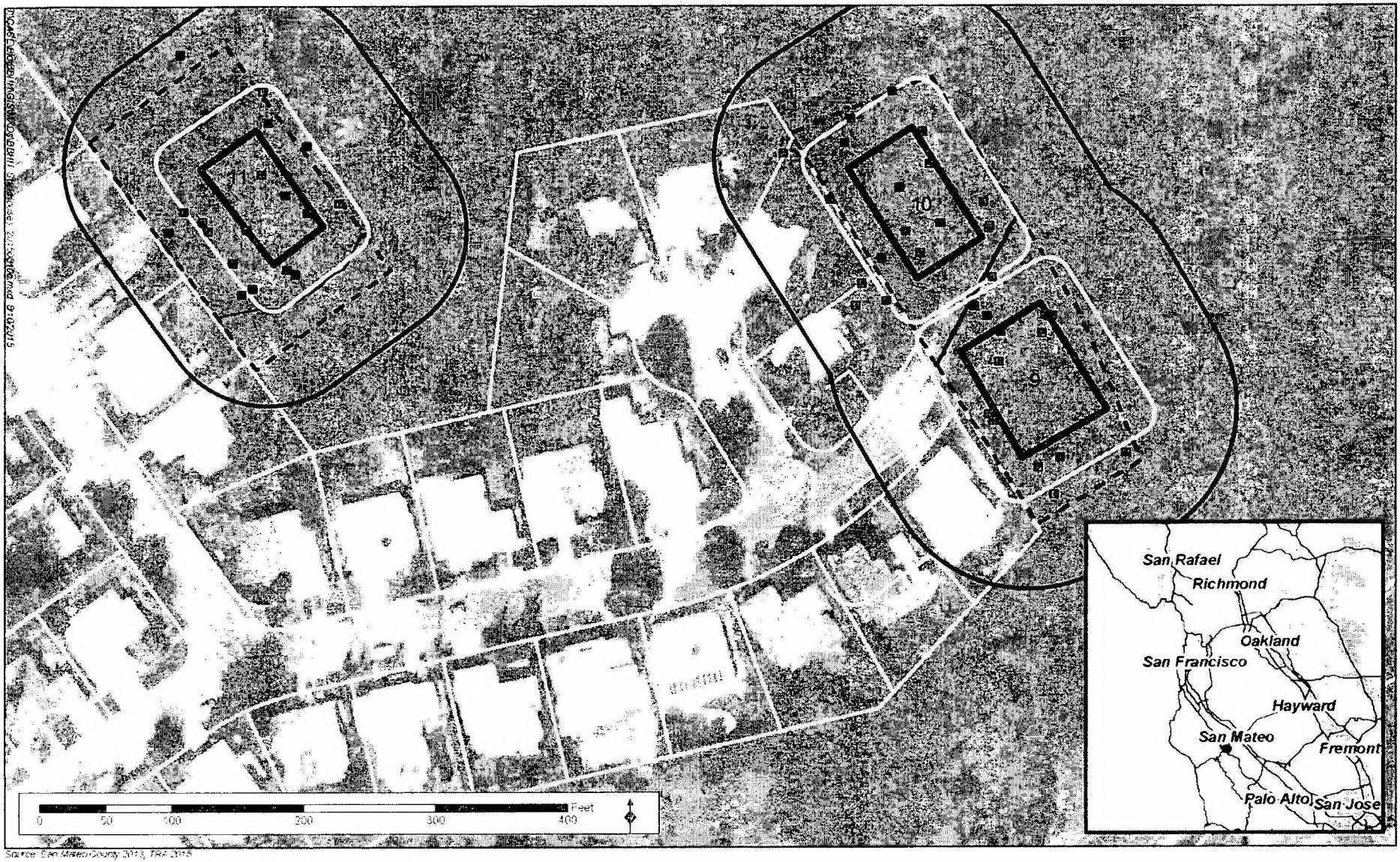
Autumn Meisel
Senior Biologist



Source: ESRI 2015, MIG|TRA 2015

Figure 1 Project Location

San Mateo Highlands Lots 5-11



Source: San Mateo County 2013; TRA 2015

- Property Boundary
- Construction Footprint
- Woodrat Houses
- 100' Approximate Buffer from Construction Footprint
- 30' Approximate Buffer from Construction Footprint
- Approximate Creek Channel

Figure 2 Woodrat House Locations

San Mateo Highlands Lots 5-11

Sent to Jean via email 7/1/16

4.7.5 Pseudo-Static Stability Results

For the pseudo-static analysis, an earthquake was represented as an equivalent horizontal static force, which was determined by multiplying the mass of potential slide material by a horizontal ground acceleration. For a magnitude 7.9 Earthquake along the San Andreas Fault, a peak seismic coefficient of 0.844g was determined in accordance with the 2006 International Building Code, which corresponded to a repeatable acceleration of 0.563g used in the analysis. With the above acceleration, the minimum factor of safety was determined to be less than 1.0 for the overall repaired slope. A seismic force of 0.378g was determined to correspond to a factor of safety of 1.0 (yield analysis).

To further evaluate earthquake shaking effects, the method developed by Bray and Travasaro (2007) was used to estimate the seismic deformation of the repaired slope. For the analysis, the minimum yield acceleration for the repaired slide mass was determined to be approximately 0.378g, the spectral acceleration was determined to be 1.175g for the site, and the slope's initial Fundamental Period (Ts) was calculated to be 0.10 seconds, with a degraded period equal to 0.15 seconds. This slope displacement analysis indicated permanent slope displacements on the order of 8 to 9 centimeters during the peak earthquake event.

Treadwell & Rollo concluded that the above deformation amount was relatively small and that slope failure hazards should be adequately mitigated for the lots by a buttress fill bearing in the underlying bedrock. They noted that the yield coefficient is dependent on the material strengths of the buttress fill materials and that lower strength materials than what was tested would likely cause greater slope deformations. We concur with Treadwell & Rollo's analysis.

4.8 SOIL CREEP AND LOCALIZED SLOPE INSTABILITY

A thin layer of colluvium and/or undocumented fill on the order of 1 to 11 feet thick was identified in our exploration and explorations performed by others above the underlying bedrock in the areas of the proposed residences. Due to the existing slopes within the lot locations ranging up to 3:1 to 2:1 (H:V), the upper few feet of the soil may be susceptible to creep and localized slope instability and should be expected. As a result, structures and retaining walls should be supported on drilled pier foundations designed to resist creep forces.

4.9 FLOODING

Based on our internet search of the Federal Emergency Management Agency (FEMA) flood map public database, the site is located within Zone X, and area of minimal flood hazard. We recommend the project civil engineer be retained to confirm this information.

4.10 NATURALLY OCCURING ASBESTOS

Chrysotile and amphibole asbestos occur naturally in certain geologic settings in the San Francisco Bay area, most commonly in serpentinite and other ultramafic rocks. These are igneous and metamorphic rocks with a high content of magnesium and iron minerals. The most

common type of asbestos is chrysotile, which is commonly found in serpentinite rock formations. When disturbed by construction, grading, quarrying, or surface mining operations, asbestos-containing dust can be generated. Exposure to asbestos can result in lung cancer, mesothelioma, and asbestosis. In July 2001, the California Air Resources Board approved an Asbestos Airborne Toxic Control measure for Construction, Grading, Quarrying, and Surface Mining activities in areas where naturally occurring asbestos (NOA) will likely be found and to provide best dust mitigation measures and practices. These are mountainous areas or areas of shallow bedrock that could be encountered during construction. Regional mapping suggests, and the site specific investigations supports the idea that the dominant rock type at the site is sheared rock. The sheared rock that underlies the majority of the site is unlikely to contain NOA bearing material. Localized outcrops of serpentinite have been observed in portions of the canyon area and serpentinite was encountered within three previous exploratory borings conducted at the site. While we did not observe veins of asbestos of bearing minerals, it is not known if rock masses beneath the ground surface could contain veins of asbestos bearing material and the previous samples collected within borings conducted within serpentinite were not analyzed for NOA. We did however obtain a bulk sample of soil and bedrock from our Boring EB-1 at Lot 11 (at a depth range of 8.5 feet to 15 feet depth) which was subsequently analyzed for NOA. The results indicate no NOA detected. Results are shown in Appendix C. However due to the presence of serpentinite locally at the site, we recommend that random samples be collected during grading operations to test for asbestos if serpentinite is observed.

SECTION 5: CONCLUSIONS

5.1 SUMMARY

From a geotechnical viewpoint, the project is feasible provided the concerns listed below are addressed in the project design. Descriptions of each concern with brief outlines of our recommendations follow the listed concerns.

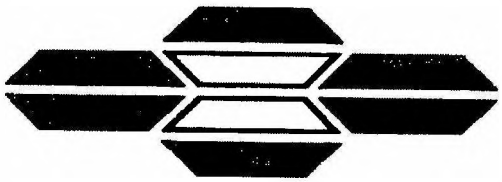
- Potential for lansliding within Lots 5 through 8
- Potential for soil creep and localized slope instability
- Presence of existing undocumented fills
- Presence of moderately expansive soils
- Differential movement at on-grade to on-structure transitions

5.1.1 Potential for Landsliding within Lots 5 through 8

As mentioned above and documented and analyzed by previous investigations and our firm, two landslides are located within the area of proposed Lots 5 through 8. To supplement prior findings and recommendations, we have provided landslide mitigation plans and details on Figures 10 to 13 for mitigating the identified landslides. In addition to restabilizing the landslide areas, to protect the structures and retaining walls from future slope instability (discussed below) at Lots 5 through 11, proposed structures and retaining walls should be supported on drilled piers. Detailed recommendations for the design of drilled pier foundations are presented in the "Foundations" section of this report.

CORNERSTONE
EARTH GROUP

APPENDIX D: SITE ASBESTOS EVALUATION



ASBESTOS TEM LABORATORIES, INC.

CARB Method 435
Polarized Light Microscopy
Analytical Report

Laboratory Job # 1206-00077

630 Bancroft Way
Berkeley, CA 94710
(510) 704-8930
FAX (510) 704-8429

ASBESTOS TEM LABORATORIES, INC

CA DPH ELAP
Lab No. 1866

NVLAP
NVLAP Lab Code: 101891-0
Berkeley, CA

Oct/05/2015

Matt Schaffer
Cornerstone Earth Group, Inc.
1259 Oakmead Parkway
Sunnyvale, CA 94085

RE: LABORATORY JOB # 1206-00077
Polarized light microscopy analytical results for 1 bulk sample(s).
Job Site: 230-1-5
Job No.: Highland Estates Lots 5-11

Enclosed please find the bulk material analytical results for one or more samples submitted for asbestos analysis. The analyses were performed in accordance with the California Air Resources Board (ARB) Method 435 for the determination of asbestos in serpentine aggregate samples.

Prior to analysis, samples are logged-in and all data pertinent to the sample recorded. The samples are checked for damage or disruption of any chain-of-custody seals. A unique laboratory ID number is assigned to each sample. A hard copy log-in sheet containing all pertinent information concerning the sample is generated. This and all other relevant paper work are kept with the sample throughout the analytical procedures to assure proper analysis.

Sample preparation follows a standard CARB 435 prep method. The entire sample is dried at 135-150 C and then crushed to ~3/8" gravel size using a Bico Chipmunk crusher. If the submitted sample is >1 pint, the sample was split using a 1/2" riffle splitter following ASTM Method C-702-98 to obtain a 1 pint aliquot. The entire 1 pint aliquot, or entire original sample, is then pulverized in a Bico Braun disc pulverizer calibrated to produce a nominal 200 mesh final product. If necessary, additional homogenization steps are undertaken using a 3/8" riffle splitter. Small aliquots are collected from throughout the pulverized material to create three separate microsope slide mounts containing the appropriate refractive index oil. The prepared slides are placed under a polarizing light microscope where standard mineralogical techniques are used to analyze the various materials present, including asbestos. If asbestos is identified and of less than 10% concentration by visual area estimate then an additional five sample mounts are prepared. Quantification of asbestos concentration is obtained using the standard CAL ARB Method 435 point count protocol. For samples observed to contain visible asbestos of less than 10% concentration, a point counting techinique is used with 50 points counted on each of eight sample mounts for a total of 400 points. The data is then compiled into standard report format and subjected to a thorough quality assurance check before the information is released to the client.

While the CARB 435 method has much to commend it, there are a number of situations where it fails to provide sufficient accuracy to make a definitive determination of the presence/absence of asbestos and/or an accurate count of the asbestos concentration present in a given sample. These problems include, but are not limited to, 1) statistical uncertainty with samples containing <1% asbestos when too few particles are counted, 2) definitive identification and discrimination between various fibrous amphibole minerals such as tremolite/actinolite/hornblende and the "Libby amphiboles" such as tremolite/winchite/richterite/arfvedsonite, and C) small asbestiform fibers which are near or below the resolution limit of the PLM microscope such as those found in various California coast range serpentine bodies. In these cases, further analysis by transmission electron microscopy is recommended to obtain a more accurate result.

Sincerely Yours,

Lab Manager
ASBESTOS TEM LABORATORIES, INC.

--- These results relate only to the samples tested and must not be reproduced, except in full, without the approval of the laboratory. ---

POLARIZED LIGHT MICROSCOPY
CARB 435 ANALYTICAL REPORT

Contact: Matt Schaffer	Samples Submitted: 1	Report No. 336724
Address: Cornerstone Earth Group, Inc. 1259 Oakmead Parkway Sunnyvale, CA 94085	Samples Analyzed: 1	Date Submitted: Sep-30-15
	Job Site / No. Highland Estates Lots 5-11 230-1-5	Date Reported: Oct-05-15

SAMPLE ID	POINTS COUNTED	ASBESTOS %	ASBESTOS TYPE	LOCATION / DESCRIPTION
EB-1 (8.5-15) Lab ID # 1206-00077-001	400 - Total Points	<0.25%	None Detected	Soil/Bedrock No Asbestos Detected - ARB Exception 1
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			

QC Reviewer R. McL. [signature] Analyst Jo Ann Hurentro

ASBESTOS TEM LABORATORIES CHAIN OF CUSTODY – www.asbestostemlabs.com

CALIFORNIA: 630 Bancroft Way, Berkeley, CA 94710 Phone (510) 704-8930 Fax (510) 704-8429
NEVADA: 1350 Freeport Blvd. #104, Sparks, NV 89431 Phone (775) 359-3377 Fax (775) 359-2798

Please print and send completed CoC with your samples. If you wish to email CoC, send the form as an attachment to Berkeley <coc@asbestostemlabs.com > or Reno <sehrlich@asbestostemlabs.com>.

Company: Cornerstone Earth Group	*Contact:* Matt Schaffer	*Phone/Fax:* 408-515-3734	*Email:* mschaffer@cornerstoneearth.com
Address: 1259 Oakmead Parkway	*City:* Sunnyvale	*State:* CA *Zip:* 94085	*Country:* United States
Job Site: Highland Estates Lots 6-11		*Job No:* 230-1-5	*P.O. No:*

Reporting: ☐ Fax ☐ Phone ■ Email ☐ Mail ☐ FTP ☐ EDD/State Form ☐ Verbal ☐ Pickup **Billing:** ☐ Fax ■ Email ☐ Mail ☐ Pre-Paid ☐ 3rd Party

Results Due:* ☐ 2 hr ☐ 4 hr ☐ 6 hr ☐ 8 hr ☐ 24 hr ☐ 48 hr ■ 3 day ☐ 4 day ☐ 5 day ☐ Time due:____ * Contact lab to confirm TAT

Asbestos Air: ☐ PCM (NIOSH 7400A ☐ TEM AHERA ☐ TEM CARB Mod. AHERA ☐ TEM EPA Yamate Level ☐ TEM NIOSH 7402, Issue 2 ☐ ISO 10312 ☐ ISO 13794

Asbestos Bulk: ☐ PLM Standard (EPA 600/R-93-1 ☐ PLM 400 PC ☐ PLM 1000 PC ☐ PLM 400 PC Grav. Red. ☐ PLM 1000 PC Grav. Red. ☐ TEM EPA Qualitative ☐ TEM EPA Quantitative
☐ TEM Chatfield (Semi-Quant) ☐ PLM Vermiculite Attic Insulation ☐ Custom Analysis; Type:

Asbestos Soils: ☐ CARB 435 Prep Only ■ CARB 435 PLM 400 PC ☐ CARB 435 PLM 1000 PC ☐ EPA Soil Screening Qualitative ☐ TEM EPA/CARB Quantitative

Asbestos Dust: ☐ ASTM D-5755 Fiber Count ☐ ASTM D-5756 Wt. % ☐ ASTM D 5756 Mass ☐ ASTM D-6840-99 Dust Wipe ☐ Total Particulates (Grav.)

Asbestos Water: ☐ 100.2 Potable Drinking Water ☐ 100.1 Non Potable Water

Lead: ☐ Paint Chips ☐ Dust Wipe ☐ Air Cassette ☐ Soil **Lead Waste Characterization:** ☐ TTLC ☐ STLC ☐ TCLP

Sample Storage: *☐ No Test, Hold Sample Until:_____ *☐ Post Test, Hold Sample Until:

Custom Order: ☐ Reanalysis by:_____ ☐ Sensitivity:_____ ☐ Composite ☐ Other:

Sample #	Sample Type	Date Collected	Time On	Time Off	Total Time (min)	Flow Rate (lpm) On	Flow Rate (lpm) Off	Flow Rate (lpm) Average	Volume or Area Sampled	8 Hour TWA Requested	Description
EB-1(8.5-15)	Soil/Bulk	9/28/15								☐	
										☐	
										☐	
										☐	
										☐	
										☐	
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Submitted By Matt Schaffer		Received By	
Date/Time Submitted	9-30-15 1300	Date/Time Received	9/30/15 13:00
Submitted By		Received By	
Date/Time Submitted	9/30/15 1410	Date/Time Received	

*All samples will be held for 3 months from the date of receipt at ATEM. Additional sample storage time may be obtained through ATEM Customer Service

Ralph Osterling

10/20/15

CDFW

Lots 9-11

Biologist trapping woodrats - Tay Peterson ⊙

Brush removal / Smaller trees. in Building Envelope

x 5-8

no ground disturbance

Removal of 2 trees → Spring 2016 @ BLD Permit Issuance

May 2016 - Ticonderga Geo grading

Trees

≤ 55"
in BLD envelope (not grading limit)
no logs on-site

Signs up this week.

Lot 11

- frog ⊙ Tay
- willow scrub.
- ~~silt fencing~~ erosion control along creek zone.

Trees - Bat Survey (19.d) ⊙ Tay
protect trees not to be removed.

From: Camille Leung
To: Ralph Osterling
CC: Adolfo Orellana; Chamberlain Jack; Diana Shu; Schneider Jack; beard@...
Date: 10/22/2015 2:50 PM
Subject: Highlands Lots 9-11 - Items needed from Biologist

Hi Ralph,

Based on our conversation 2 days ago, this is what I need from the biologist before tree removal or brush clearing on Lots 9-11:

✓CDFW approval of rat relocation
✓Bat survey per Condition 19.d
✓Frog survey (Lot 11)
✓Willow scrub survey (Lot 11)
- description of erosion control plan within creek zone (Lot 11), as approved by biologist

This is what we agreed to:

- No ground disturbance with brush removal
- Post signs this week
- clear brush in building footprints, not in grading limit.
- Lots 9-11 to be re-surveyed by biologist prior to construction

THINGS TO WAIT TILL MAY 2016----------

Tree removal will not take place until Spring 2016, as the time of Building Permit issuance for homes on Lots 9-11.
- Only 2 trees over 55" in cir. to be removed (these are the trees that were approved originally)
- Please protect all trees to remain, indicating clearly which trees to be removed and which to stay.
- leave no logs on-site

Grading on Lots 5 -8- Anticipated for May 2016 (start of dry season).

Thanks

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

Please help us to serve you better and take a moment to complete our survey, just click on the link below:
http://planning.smcgov.org/webforms/san-mateo-county-planning-and-building-engagement-survey

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Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of intended recipient(s) and may contain confidential and protected information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

>>> Camille Leung 10/14/2015 11:19 AM >>>
Hi Ralph,


sanmateo.ca.us
Convert
Select
Images
Weather
News
Maps
Resize
Highlight
Options
Planning and Building Department

From: Camille Leung
To: Chamberlain Jack; Ralph Osterling
CC: ameisel@migcom.com; beard@traenviro.com ; jack@nexgenbuilders.com
Date: 10/26/2015 1:50 PM
Subject: Re: Highland Lots

Hi Ralph,

Per our conversation, please stop immediately, until you provide all the information I asked for on my 10/22 email. All I have received is woodrat info. Nothing else. I have not received anything from Autumn. Lot 11 is the most sensitive lot. Please stop all clearing until you have my approval.

I also received a complaint from a neighbor. Please remove all brush debris from the lot; its a fire hazard to leave debris on the lots. Also, a neighbor said that a trail was cleared from the end of Woodcreek Ct to Cowpens Way. This area is in the conservation easement and should not be disturbed. Please stop any additional clearing and tell me what this trail is all about.

Thank you

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

Please help us to serve you better and take a moment to complete our survey, just click on the link below:
http://planning.smcgov.org/webforms/san-mateo-county-planning-and-building-engagement-survey

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Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of intended recipient(s) and may contain confidential and protected information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

>>> Ralph Osterling <ralph@ralphosterling.com> 10/26/2015 1:31 PM >>>
Camille
The brush mowing is completed on Lots 9 and 10. Some added small tree removal will occur. Lot 11 is being completed as I write this update to you. Some added small trees will occur on Lot 11 also. The sign is up per our discussion and your request. I worked closely with Tay Peterson as she monitored the activities and marked the sensitive areas where the nests were relocated. Autumn sent the concurrence email from CWF for the work and the no need for bat work.
I will continue to keep you informed.
RO

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com <mailto:ralph@ralphosterling.com>

Ralph Osterling Consultants, Inc.
1650 Borel Place, #204
San Mateo, California
94402

From: Autumn Meisel <ameisel@migcom.com>
To: Camille Leung <cleung@smcgov.org>, Chamberlain Jack <jtuttlec@aol.com>, ...
Date: 10/26/2015 2:41 PM
Subject: RE: Highland Lots
Attachments: Revised Lots 5_11 SM Highlands Woodrat Plan Sept.pdf

Hi Camille,

- CDFW approval of rat relocation

Find our woodrat plan attached. Email from Suzanne was forwarded to you. She wants veg removed asap to keep rats from moving back onto property.

- Bat survey per Condition 19.d

Not needed as we are outside of the maternity season

- Frog survey (Lot 11)

This is a pre- construction measure, but I can go out and survey now as well. Hope to do this tomorrow AM.

- Willow scrub survey (Lot 11)

Will work with Ralph's crew to ensure placement of orange construction fence along willow edge, also hopefully tomorrow

- description of erosion control plan within creek zone (Lot 11), as approved by biologist

Ralph will need to respond to this, as we have not seen this plan.

FYI, I removed Barbara Beard from this thread as she is not involved with the project at this time.

Autumn Meisel

Senior Biologist II

MIG | TRA Environmental Sciences, Inc.

415-254-0805

From: **Mike Filbin** info@centralcoastlandclearing.com
Subject: San Mateo Highlands
Date: October 28, 2015 at 8:53 PM
To: Ralph Osterling ralph@ralphosterling.com

Ralph,

Please be assured that Central Coast Land Clearing does not perform herbicide application and did not perform any spraying of any kind, including herbicide, on the San Mateo Highlands Project.

Regards,

Mike
--
Mike Filbin
Central Coast Land Clearing
CA Lic. # 863988
Phone: 831-229-7196
Fax: 831-662-8365
Email: info@centralcoastlandclearing.com
Website: www.centralcoastlandclearing.com

This email has been checked for viruses by Avast antivirus software.
www.avast.com

The Chamberlain Group
655 Skyway #230
San Carlos, CA. 94070
650 595-5582 fax 650 595-5066

facsimile transmittal

To: CAMILLE CUEVAS Fax: 763-4849

From: JAN CHAMBERLAIN Date: 11-4-2015

Re: HIGHLAND LOT 5-11 Pages: 1+3

FINAL MAP

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

CAMILLE,
PLEASE FIND "CAN AND WILL SERVE" LETTER REQUIRED FOR OUR FINAL MAP.

REGARDS,

JAN CHAMBERLAIN



AT&T California
840 San Bruno Av
San Bruno, Ca 94066

October 21, 2015

RE: Will Serve Letter, Non-Interference Letter for **Highlands Estates in the San Mateo area,** California

To Whom It May Concern:

This letter is written to confirm that the proposed project located at **Highlands Estates in the San Mateo area,** California is within the Base Rate Area of the AT&T California serving area in the **SNMTCA11** Exchange. AT&T California expects to be in a position to provide telephone service to applicants in the above-referenced development upon request in accordance with requirements of, and at the rates and charges specified in, its Tariffs that are on file with the California Public Utilities Commission.

This offer to provide service will terminate 24 months after the date of this letter unless both of the following first occur: 1) you, in your capacity as the developer, enter into a written service agreement with AT&T; and, 2) you, in your capacity as developer, pay all charges you are required by AT&T California's Tariffs to pay.

If you have any questions I can be contacted on (650) 872-6062.

Roosevelt T George, III
Design Engineer
AT&T California

WILL SERVE LETTER

October 15, 2015

Jack Chamberlain
Ticonderoga Partners LLC
655 Skyway Road, Suite 230
San Carlos, CA 94070

RE: Tract Map No. 944, Lots 1 - 11
Highland Estates, San Mateo

Dear Mr. Chamberlain:

Electric and gas distribution service is available for these parcels. The electric and gas service will be extended in accordance with the Rules on file with the California Public Utilities Commission (CPUC).

It is anticipated at this time the impacts will be minimal and any required reinforcements to our distribution system will be done in accordance with the Rules on file with the CPUC. We are currently not aware of other projects in proximity to this project that may impact our ability to provide electric and gas service.

Please feel free to give me a call if you have any questions. I can be reached at 650-598-7468

Sincerely,

Joe Gallagher
Sr. Electric Estimator
Pacific Gas & Electric
650-598-7468
jtg1@pge.com

CALIFORNIA WATER SERVICE COMPANY
341 NORTH DELAWARE STREET • SAN MATEO CA 94401 1727
(650) 558 7800 • FAX (650) 342 6865

BAYSHORE DISTRICT

October 29, 2015

Mr. Jack Chamberlain
Ticonderoga Partners LLC
655 Skyway Road, Suite 230
San Carlos, CA 94070

Will Serve Letter
Tract or Parcel Map No: *944 Highland Estates*
Developer: Ticonderoga Partners LLC

Dear Ticonderoga Partners LLC,

As a regulated utility, California Water Service Company (Bayshore) district ("Cal Water") has an obligation to provide water service in accordance with the rules and regulations of the California Public Utility Commission (CPUC). Assuming you receive all required permits from San Mateo County, Cal Water will provide water service to the above referenced project. Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission (CPUC) and the company's approved tariffs on file with the CPUC. This will serve letter shall remain valid for two years from the date of this letter. If construction of the project has not commenced within this two year time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming our commitment to serve the above mentioned project. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory or environmental actions.

Cal Water will provide such potable water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells, in addition to the cost of mains and services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

This letter shall at all times be subject to such changes or modifications by the CPUC as said Commission may, from time to time, require in the exercise of its jurisdiction.

If you have any questions regarding the above, please call me at *(650) 558-7862*.

Sincerely,

Leighton Low
Construction Superintendent
California Water Service

cc: Ting He – Cal Water Engineering Dept.

Camille Leung

From:	Sam Naifeh <samnaifeh@sbcglobal.net>
Sent:	Monday, November 30, 2015 7:36 AM
To:	Camille Leung
Cc:	Marc Joseph; Pamela Merkadeau; Deke & Corrin Brown; Lennie Roberts; Rick Priola; Liesje Nicolas; Cary Wiest; Ann Stillman; Christopher Vandrey; Diana Shu; Steve Monowitz; Catherine Palter; Alan P.; DAVID KRAKOWER
Subject:	Re: Unapproved Lot Change PLN2006-00357 Tree and Vegetation Clearing outside designated lot areas in the conservation easement (Jury Duty)
Attachments:	REVISED FINDINGS AND CONDITIONS OF APPROVAL FOR THE HIGHLANDS ESTATES PROJECT February 10 2010.pdf

Dear Camille

We are writing at this time in case you have returned or are just returning from jury duty. Respecting your request regarding your time out for jury duty, we appreciate that further steps on the maps for PLN2006-00357 and other items are not being taken pending resolution of the issues. If your time is still obligated, please do let us know.

Your help with information as well as in clarification of compliance questions about the conditions of approval (attached) would be much appreciated. This email attempts to provide a question format that we can work from along with you. Where we request a copy of a document, we refer to electronic copies, which we assume are readily accessible in your computer files on this project.

Your indicating condition of approval BIO-2a highlights the questions that we have about the clearing of land on the lot sites and in the conservation easement. The condition BIO-2a requires that "*a survey shall be conducted to determine if active woodrat nests (stickhouses) with young are present within the disturbance zone or within 100 feet of the disturbance zone.*"

Question/Request Number One:
We would appreciate your sending a copy of the required survey for active woodrat nests that was conducted.

BIO 2a states further:

If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space.

There appears no permission in the conditions of approval to clear or otherwise remove the foraging vegetation habitat adjacent to the lot site in the conservation easement, which, we are informed, is biologically necessary allow the woodrat(s) to reestablish a

nest in the suitable habitat within the adjacent open space. We are informed that off site clearing of the foraging habitat would more likely prevent the relocation of new dusky footed woodrat nests.

You were apparently told otherwise alleging to you that: removal of very old oak woodland grass habitat was cleared to make "a temporary path into the conservation easement area for the biologist to relocate woodrats" and "Regarding trails cleared off-site, trails approximately 20 linear feet from the project sites were hand-cleared to allow for the relocation of active wood rat nests into the conservation easement, under supervision by a biologist and authorization from CA Dept. of Fish and Wildlife, and as required by Mitigation Measure BIO-2a."

Lots 9-11 · Bio

Question/Request Number Two:
What County or State Agency or official approved the elimination of foraging habitat and land clearing in the Conservation Easement? Please provide the documented statement citing the plan for relocation by clearing habitat in the Conservation Easement from Mr. Chamberlain's biologist and governmental official permission to take the specific actions cited in the Conservation Easement as described and shown to you.

f. Mitigation Measure BI0-2c: Prior to the commencement of construction activities during the breeding season of native bat species in California (generally occurs from April 1 through August 31), a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) shall be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat shall be subject to the approval of the CDFG.

Lots 9-11 · Bio

Question/Request Number Three:
Please send a copy of the survey that was to have been carried out between April 1 and August 31 of the native bat breeding season before anticipated commencement of construction activity next April.

Lot 11 has a specific condition of approval to be met under Mitigation Measure BI0-2d

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Question/Request Number Four:
Please send a copy of the "specific job guidelines" presumably provided to Central Coast Land Clearing by the biologist Ralph Osterling along with County approvals for the clearing of the land that was carried out on the habitat on lot 11 and in the conservation easement area.

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Question/Request Number Six:
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As part of the proposed project, approximately 92 acres of open space would be maintained as open space under a conservation easement. This open space contains a serpentine grassland (on the slope west of the water tanks) that is dominated by native grasses (including purple needlegrass) and other native plant species. These native grasses, including purple needlegrass, would be permanently protected by the conservation easement. In addition, non-native plant areas adjacent to the serpentine

grassland shall be restored to support native grasses over an area twice the acreage (2:1) of the stands of purple needlegrass to be lost on Lot 8.

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Please send a copy of the mapping of purple needlegrass as specified in BIO-6.

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Grading and Construction Staging Limits: Grading and construction activities shall be limited to the grading and staging limits presented in the approved Clearing, Construction, and Grading Limits Plan. The construction drawings associated with the subdivision improvement plans and the individual site development plans for Lots I through 11 shall include a Clearing, Construction and Grading Limits Plan (Limits Plan). The Limits Plan and all associated documents must utilize current topographic data (2009) for all parcels, as mapped by Chris Hundemer at Treadwell and Rollo. The Limits Plan shall depict the fencing and protection of the adjacent open space parcel in conformance with the approved Vesting Tentative Map. This plan shall be subject to review and approval of the County Planning and Building Department and the Department of Public Works. The applicant shall install orange fencing, staked securely at intervals, along all staging limits prior to the issuance of any Grading Permit "hard card."

The approved Clearing, Construction, and Grading Limits Plan in the Conditions of Approval shows clearing limited to the designated lots and does not allow the clearing that was carried out in the conservation easement. It appears that County officials did not know about or approve the clearing carried out in the conservation easement.

Apparently you were told that the "brush was cleared along the property lines for surveying". The surveying was already completed without clearing the vegetation at least two months before the applicant's contractor was sent out to clear the habitat.

Question/Request Number Eight:
Please let us know whether there was an official County authorization for clearing of land in the conservation easement.

As previously noted to you, we plan to meet with Chris Vandrey to review the compliance of the final map, proposed for recordation, with the conditions of approval.

Question/Request Number Nine:
In order to review the conditions of approval accurately and in anticipation of our meeting with Chris Vandrey, we ask that Chris or you please send a copy of the survey(s) of the project areas submitted by the applicant's representatives for preparation of the Vesting Tentative Map and the Final Map.

Thanks
Sam

From: Sam Naifeh <samnaifeh@sbcglobal.net>
To: Camille Leung <CLeung@smcgov.org>
Sent: Wednesday, November 18, 2015 7:21 PM
Subject: Re: Unapproved Lot Change PLN2006-00357 Tree and Vegetation Clearing outside designated lot areas in the conservation easement (Jury Duty)

Dear Camille

Of course, we will work with accommodating your service obligations.

Thanks again
Sam

From: Camille Leung <CLeung@smcgov.org>
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Sent: Wednesday, November 18, 2015 5:41 PM
Subject: Re: Unapproved Lot Change PLN2006-00357 Tree and Vegetation Clearing outside designated lot areas in the conservation easement (Jury Duty)

Please note that I have Jury Duty on 11/18/15, If selected as a juror, this could affect several more days of work.

>>> Sam Naifeh <samnaifeh@sbcglobal.net> 11/18/15 17:38 >>>

Dear Camille

Thank you for this helpful information. We are reviewing it and will get questions or request for clarification to you. We appreciate your offer to meet on site with the biologist and you. It might also be useful to go over map details for clarification on the maps' compliance with conditions of approval with Chris Vandrey at his office.
Will follow up

Thanks
Sam

From: Camille Leung <cleung@smcgov.org>
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: Marc Joseph <mdjoseph@adamsbroadwell.com>; Pamela Merkadeau <pamhrd@aol.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <highlandscapresident@gmail.com>; Cary Wiest <wiestandassoc@sbcglobal.net>; Ann Stillman <astillman@smcgov.org>; Christopher Vandrey <cvandrey@smcgov.org>; Diana Shu <dshu@smcgov.org>; Steve Monowitz <SMonowitz@smcgov.org>; Catherine Palter <cpalter@stanford.edu>; Alan P. <alansanmateo@yahoo.com>; DAVID KRAKOWER <dkcpa@yahoo.com>
Sent: Tuesday, November 17, 2015 3:02 PM
Subject: Re: Unapproved Lot Change PLN2006-00357 Tree and Vegetation Clearing outside designated lot areas in the conservation easement

Hi Sam,

Thanks for your patience. The configurations of the "approved lots" that you included were likely from the Re-Circulated Draft EIR (released September 2009). Please note that for the February 10, 2010 Planning Commission hearing (continuation from the January 13, 2010 hearing), the staff report for the Planning Commission described an increase in the size of Lot 11 by 8,724 sf (from 19,876 sf to 28,600 sf; see page 3 of attached report). The project was recommended to the Board for approval on that date by the Planning Commission. On April 27, 2010, the Board approved this configuration. Please see attached presentation from Board hearing. Civil plans for Lots 9-11 dated February 2010, which were approved by the Board, are attached. These match the maps submitted to the County's mapping section.

As was previously discussed, regarding clearing within the conservation easement, there was hand clearing performed a couple of weeks ago to make a temporary path into the conservation easement area for the biologist to relocate woodrats. I inspected these trails and found them to have required minimal vegetation removal. According to Ralph Osterling (who oversaw brush clearing, surveying, and biologist work) no further clearing has been done. If you wish to meet on-site to discuss this further, please let me know what time works for you and I will ask Ralph to attend.

Please let me know if you have any further concerns.

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

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http://planning.smcgov.org/webforms/san-mateo-county-planning-and-building-engagement-survey

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>>> Camille Leung 11/16/2015 5:28 PM >>>
Hi Sam,

I'm sorry for the delay in my response. Due to a flex day last Friday, holiday last Wednesday and working at the public counter today, I'm a little behind! Please give me some time to research this. I will get to the bottom of it and get back to you by tomorrow afternoon.

Thank you :)

Camille M. Leung
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455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
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>>> Sam Naifeh <samnaifeh@sbcglobal.net> 11/16/2015 7:17 AM >>>
Dear Camille
Apparently the applicant's representatives did not submit the approved lot configurations for lots 9, 10 and 11 (attached) from the Final EIR that the Board of Supervisors approved on 27 April 2010. Instead, an incorrect map appears to have been submitted for review of the Final Map by SanMateo DPW (please email from Christopher Vandrey see below). ChrisVandrey acknowledged that he had not seen the Board of Supervisors approved lotconfigurations and overall site plan (attached) from the FEIR.

Please confirm that the error in the Final Map preparationhas been corrected and that that the Board of Supervisors approved configurationsfor lot 9, 10, 11 shall replace the incorrect lot maps. We shall follow up with Chris to review thecorrected Final Map as soon as possible.

Thank you

Sam

From: Sam Naifeh <samnaifeh@sbcglobal.net>
To: Camille Leung <cleung@smcgov.org>; Steve Monowitz <SMonowitz@smcgov.org>; Christopher Vandrey <cvandrey@smcgov.org>; Diana Shu <dshu@smcgov.org>
Cc: Liesje Nicolas <highlandscapresident@gmail.com>; Rick Priola <hcapres@gmail.com>; Catherine Palter <cpalter@stanford.edu>; Marc Joseph <mdjoseph@adamsbroadwell.com>; Cary Wiest <wiestandassoc@sbcglobal.net>; DAVID KRAKOWER <dkcpa@yahoo.com>; Pamela Merkadeau <pamhrd@aol.com>; Corrin Brown <d.cbrown@comcast.net>
Sent: Thursday, November 12, 2015 4:54 PM
Subject: Unapproved Lot Change PLN2006-00357 Tree and Vegetation Clearing outside designated lot areas in the conservation easement

Dear Camille
In an effort to determine the facts on location of clearing of very dry drought stricken vegetation in the conservation easement area, we have discovered that
1) clearing has taken place in the conservation easement area (attached) completely outside of lots 9, 10, and 11
2) The configuration approved for Lot 11 in April 2010 (attached) has been changed with no public notice.
As you know, lot modification in the area of lots 1-4 previously involved the community. We are baffled by the inappropriate change that was made for lot 11 and land clearing in the conservation easement and most concerned that, in contrast to the cooperative work up to now, that any change was allowed without involvement of the community.
We are concerned to that a final map is being considered with a lot configuration for lot 11 that was not approved in the public process for this project.
Please take steps to stop any further actions a) in the conservation easement, 2) on the final map, and 3) on approving lot 11 until community involvement is restored and involved in the decision process.
Thank youSam

----- Forwarded Message -----
From: Christopher Vandrey <cvandrey@smcgov.org>
To: "samnaifeh@sbcglobal.net" <samnaifeh@sbcglobal.net>; "d.cbrown@comcast.net" <d.cbrown@comcast.net>
Cc: Camille Leung <CLeung@smcgov.org>; Diana Shu <dshu@smcgov.org>; Ann Stillman <astillman@smcgov.org>
Sent: Thursday, November 12, 2015 4:40 PM
Subject: Highlands Estates - Maps Requested 11-12-2015

The approved tentative map:
https://drive.google.com/file/d/0BwyCgKcW1VoiekZnQy1acmJ6LU0/view?usp=sharing
The current subdivision map:

https://drive.google.com/file/d/0BwyCgKcW1Void2NHck5GX0kwYWc/view?usp=sharing
Christopher G Vandrey, PLSPublic Works
Departmentcvandrey@smcgov.org(650) 599-1410

From: Camille Leung <cleung@smcgov.org>
To: Sam Naifeh <samnaifeh@sbcglobal.net>; Steve Monowitz <SMonowitz@smcgov.org>
Cc: Pamela Merkadeau <pamhrd@aol.com>; Corrin Brown <d.cbrown@comcast.net>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Catherine Palter <cpalter@stanford.edu>; DAVID KRAKOWER <dkcpa@yahoo.com>
Sent: Thursday, October 29, 2015 3:30 PM
Subject: Re: Tree and Vegetation Clearing outside designated lot areas; grading authorization

Hi Sam,

I met with Jack Chamberlain (the property owner) and Ralph Osterling (forester) on-site this morning, at both the Cobblehill and Cowpens sites. All clearing of Lots 9 through 11 is complete, with several small and trees left standing. Judging from stakes placed by the surveyor, clearing was done within the property lines.

Regarding brush left on-site, the sites are covered with a thin layer of fiberous mulch (not a fire hazard and the mulch is chopped up from removed vine-like plants which can be rather moist). The mulch protects the soil from erosion. The site will be checked regularly during the rainy season.

Regarding spraying of herbicides, please see attached letter from land clearing operator, who states that no herbicide was used.

Regarding trails cleared off-site, trails approximately 20 linear feet from the project sites were hand-cleared to allow for the relocation of active wood rat nests into the conservation easement, under supervision by a biologist and authorization from CA Dept. of Fish and Wildlife, and as required by Mitigation Measure BIO-2a.

Lots 9-11 will sit until May 2016. No activities planned till then. Building permit applications have yet to be submitted. Grading cannot occur until after May 1. Tree removal will not happen until Spring, as well.

No work is authorized or planned, per owner, on Lots 5-8 at this time.

Thanks

Camille M. Leung
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455 County Center, Second Floor
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Phone: (650) 363-1826
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>>> Camille Leung 10/27/2015 11:44 AM >>>
Hi Sam,

I spoke to Deke yesterday. I am working with Ralph Osterling (forester working with the biologists on the clearing) to get to answers to some of your questions. So far, Ralph has said that there is no spraying for vegetation removal. Also, brush was cleared along the property lines for surveying. I will be out there on Thursday morning to take a look myself.

There are no Building permits for Lots 5-11. No grading or tree removal was authorized or is being done. Only biological mitigation measures and clearing within the building envelopes to discourage re-settlement by woodrats. Approval has been given by the California Dept of Fish and Wildlife.

More information to come later this week.

Thanks

Camille M. Leung
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>>> Sam Naifeh <samnaifeh@sbcglobal.net> 10/27/2015 8:33 AM >>>
Dear Camille
Neighbors have reported that tree and vegetation clearing appears to be taking place far outside the designated lots. Please let us know if tree and vegetation clearing in the Conservation Easement has been authorized.
What herbicides has the County authorized to be used?

Has the county authorized grading to begin in the lot areas at this time?
Please send all County Building Permit Numbers on the Chamberlain project

Thanks
Sam

Subj: **FW: Unapproved Lot Change PLN2006-00357 - Highland Estates Ready to Record**
Date: 12/2/2015 1:53:06 P.M. Pacific Standard Time
From: cleung@smcgov.org
To: jtuttlec@aol.com

Hi Jack,

Diana is still waiting for the will-serve for sewer. See below.

FYI - I'm going to need help from TRA, Ralph Osterling, and Roland to answer questions from Sam Naifeh.

Please see below for Sam's Qs. Here's an Index of who should address which Q (from my reading):

Q1- Biologist
Q2- Biologist
Q3- Biologist
Q4- Ralph
Q5- Biologist
Q6- I'll do this one
Q7- Biologist
Q8- I'll do this one
Q9- Roland

RECEIVED
DEC 07 2015
San Mateo County
Planning and Building Department

Please let me know if its going to be a problem reaching out to them.

Thanks!

==========

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Please let us know whether there was an official County authorization for clearing of land in the conservation easement.

As previously noted to you, we plan to meet with Chris Vandrey to review the compliance of the final map, proposed for recordation, with the conditions of approval.

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In order to review the conditions of approval accurately and in anticipation of our meeting with Chris Vandrey, we ask that Chris or you please send a copy of the survey(s) of the project areas submitted by the applicant's representatives for preparation of the Vesting Tentative Map and the Final Map.

Thanks
Sam

-----Original Message-----
From: Diana Shu
Sent: Monday, November 30, 2015 2:31 PM
To: Camille Leung <cleung@smcgov.org>; Christopher Vandrey <cvandrey@smcgov.org>
Cc: Ann Stillman <astillman@smcgov.org>
Subject: Re: Unapproved Lot Change PLN2006-00357 - Highland Estates Ready to Record

Hi Chris and Camille
I'm still waiting on the Sewer will serve letter and documentation that the sewer district has approved the improvements that were completed as part of the conditions of approval.
I added a note against DPW2015-00139 for your records.

So you do not have my DPW signoff on the parcel map.

Diana

From: Camille Leung
Sent: Monday, November 30, 2015 12:57 PM
To: Christopher Vandrey
Cc: Ann Stillman; Diana Shu
Subject: RE: Unapproved Lot Change PLN2006-00357 - Highland Estates Ready to Record

Hi Chris,

There's a bunch more that they have asked me to look into (biologist surveys, etc) and have requested to halt the process until they get my response. I should get to this by end of day Thursday.

Thanks

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Cc: Ann Stillman <astillman@smcgov.org>; Diana Shu <dshu@smcgov.org>
Subject: RE: Unapproved Lot Change PLN2006-00357 - Highland Estates Ready to Record

Good afternoon,
The subdivider dropped off the map for recording earlier this afternoon. From my perspective (based on Subdivision Map Act requirements) the map is ready to record. Please let me know if there has been a new development in this "lot configuration" issue that I missed. Thanks!

Christopher G Vandrey, PLS
Public Works Department
cvandrey@smcgov.org
(650) 599-1410

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From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Tuesday, November 17, 2015 3:03 PM
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: Marc Joseph <mdjoseph@adamsbroadwell.com>; Pamela Merkadeau <pamhrd@aol.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <highlandscapresident@gmail.com>; Cary Wiest <wiestandassoc@sbcglobal.net>; Christopher Vandrey

<cvandrey@smcgov.org>; Ann Stillman <astillman@smcgov.org>; Diana Shu <dshu@smcgov.org>; Steve Monowitz <SMonowitz@smcgov.org>; Catherine Palter <cpalter@stanford.edu>; Alan P. <alansanmateo@yahoo.com>; DAVID KRAKOWER <dkcpa@yahoo.com>
Subject: Re: Unapproved Lot Change PLN2006-00357 Tree and Vegetation Clearing outside designated lot areas in the conservation easement

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that you included were likely from the Re-Circulated Draft EIR (released September 2009). Please note that for the February 10, 2010 Planning Commission hearing (continuation from the January 13, 2010 hearing), the staff report for the Planning Commission described an increase in the size of Lot 11 by 8,724 sf (from 19,876 sf to 28,600 sf; see page 3 of attached report). The project was recommended to the Board for approval on that date by the Planning Commission. On April 27, 2010, the Board approved this configuration. Please see attached presentation from Board hearing. Civil plans for Lots 9-11 dated February 2010, which were approved by the Board, are attached. These match the maps submitted to the County's mapping section.

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further clearing has been done. If you wish to meet on-site to discuss
this further, please let me know what time works for you and I will ask Ralph to attend.

Please let me know if you have any further concerns.

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

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>>> Camille Leung 11/16/2015 5:28 PM >>>
Hi Sam,

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Sent: Thursday, November 12, 2015 4:54 PM
Subject: Unapproved Lot Change PLN2006-00357 Tree and Vegetation Clearing outside designated lot areas in the conservation easement

Dear Camille
In an effort to determine the facts on location of clearing of very dry drought stricken vegetation in the conservation easement area, we have discovered that
1) clearing has taken place in the conservation easement area
(attached) completely outside of lots 9, 10, and 11
2) The configuration approved for Lot 11 in April 2010 (attached) has been changed with no public notice.
As you know, lot modification in the area of lots 1-4 previously involved the community. We are baffled by the inappropriate change that was made for lot 11 and land clearing in the conservation easement and most concerned that, in contrast to the cooperative work up to now, that any change was allowed without involvement of the community.
We are concerned to that a final map is being considered with a lot configuration for lot 11 that was not approved in the public process for this project.
Please take steps to stop any further actions a) in the conservation easement, 2) on the final map, and 3) on approving lot 11 until community involvement is restored and involved in the decision process.
Thank youSam

----- Forwarded Message -----
From: Christopher Vandrey <cvandrey@smcgov.org>

To: "samnaifeh@sbcglobal.net" <samnaifeh@sbcglobal.net>; "d.cbrown@comcast.net" <d.cbrown@comcast.net>
Cc: Camille Leung <CLeung@smcgov.org>; Diana Shu <dshu@smcgov.org>; Ann Stillman <astillman@smcgov.org>
Sent: Thursday, November 12, 2015 4:40 PM
Subject: Highlands Estates - Maps Requested 11-12-2015

The approved tentative map:
https://drive.google.com/file/d/0BwyCgKcW1VoiekZnQy1acmJ6LU0/view?usp=sharing
The current subdivision map:
https://drive.google.com/file/d/0BwyCgKcW1Void2NHck5GX0kwYWc/view?usp=sharing
Christopher G Vandrey, PLSPublic Works
Departmentcvandrey@smcgov.org(650) 599-1410

NaiFEH

① Jack
② TRA
→ Osterling
→ Haga < revised + grading plan → ETA

12/2/15

Due: 12/16

RE: Unapproved Lot Change PLN2006-00357 Tree and Vegetation Clearing outside designated lot areas in the conservation easement (Jury Duty) - Message (HTML)

RE: Unapproved Lot Change PLN2006-00357 Tree and Vegetation Clearing outside designated lot areas in the conservation easement (Jury Duty)

Hi Sam,

Just to clarify, DPW is still waiting for 1 additional item before they can record the map. I'm not sure what the procedures are to stop recordation of the map, how this can be requested, and on which grounds. Ann Stillman at DPW can clarify whether Q9 (which is the question that pertains to the map) warrants postponement of map recordation (when the County has received all the required items for recordation).

From what I read, to answer your questions, I will need help from Chamberlain's biologist, his person in charge of clearing (Ralph Osterling), and his civil engineer. Your questions also make an assumption about the removal of "foraging vegetation habitat" in the conservation easement that I want to confirm with their biologist. I don't believe this to be the case, but need their help to confirm this.

Regarding Q6, I assume you mean the lighting plans for Lots 1-4. These permits are "finaled" and are waiting to be scanned. So we don't have these electronically yet. They are available at the Building Department. When you have a chance to come by, I can pull these for you.

Regarding Q8, BIO 2a authorizes/requires relocation of woodrats to a "suitable location" in the conservation easement area. The County acknowledges that this location would need to be some distance from the new homes to be "suitable" and that some very minor clearing would be necessary for a biologist to access this location. I observed these "trails" at their opening and found the clearing to be very minor.

Q1- Biologist
Q2- Biologist
Q3- Biologist
Q4- Ralph Osterling
Q5- Biologist
Q6- See above
Q7- Biologist
Q8- See above
Q9- Roland, Civil Engineer

Please allow 1-2 weeks for the applicant's team to answer the remaining questions with the level of detail you have requested. Thank you!

12/7/15

① Map withdrawn for - lender's sig page

BID plans - Jan 1st
1) 9, 10
2) 11
3) 5-8

Jack 1/9 - 1/6th return
vacation

Wednesday, Dec 02, 2015 02:38 PM

Subj: **RE: FW: Unapproved Lot Change PLN2006-00357 - Highland Estates Ready to Rec...**
Date: 12/3/2015 1:58:35 P.M. Pacific Standard Time
From: ameisel@migcom.com
To: JTUTTLEC@aol.com

Hi Jack,

Tay forwarded this email to me. Would you like me to go ahead and start putting together responses to items for the biologist? This is outside the scope of work of our current contract, but we would just bill it under the woodrat work if that is ok by you. Can you tell me who Sam is? He has no email signature. County planner, neighbor, attorney?

Best,

Autumn Meisel
Senior Biologist II
MIG | TRA Environmental Sciences, Inc.
415-254-0805
Schedule: M, Tu, Th, Fri; off Wednesdays
www.traenviro.com | www.migcom.com
PLANNING | DESIGN | COMMUNICATIONS | MANAGEMENT | TECHNOLOGY | SCIENCE

From: JTUTTLEC@aol.com [mailto:JTUTTLEC@aol.com]
Sent: Thursday, December 3, 2015 11:32 AM
To: ameisel@migcom.com
Subject: Fwd: FW: Unapproved Lot Change PLN2006-00357 - Highland Estates Ready to Rec...

From: cleung@smcgov.org
To: jtuttlec@aol.com
Sent: 12/2/2015 1:53:06 P.M. Pacific Standard Time
Subj: FW: Unapproved Lot Change PLN2006-00357 - Highland Estates Ready to Record

Hi Jack,

Diana is still waiting for the will-serve for sewer. See below.

FYI - I'm going to need help from TRA, Ralph Osterling, and Roland to answer questions from Sam Naifeh.

Please see below for Sam's Qs. Here's an Index of who should address which Q (from my reading):

Q1- Biologist
Q2- Biologist
Q3- Biologist
Q4- Ralph
Q5- Biologist
Q6- I'll do this one
Q7- Biologist
Q8- I'll do this one
Q9- Roland

Please let me know if its going to be a problem reaching out to them.

Thanks!

==========

Dear Camille

We are writing at this time in case you have returned or are just returning from jury duty. Respecting your request regarding your time out for jury duty, we appreciate that further steps on the maps for PLN2006-00357 and other items are not being taken pending resolution of the issues. If your time is still obligated, please do let us know.

Your help with information as well as in clarification of compliance questions about the conditions of approval (attached) would be much appreciated. This email attempts to provide a question format that we can work from along with you. Where we request a copy of a document, we refer to electronic copies, which we assume are readily accessible in your computer files on this project.

Your indicating condition of approval BIO-2a highlights the questions that we have about the clearing of land on the lot sites and in the conservation easement. The condition BIO-2a requires that "a survey shall be conducted to determine if active woodrat nests (stickhouses) with young are present within the disturbance zone or within 100 feet of the disturbance zone."

Question/Request Number One:
We would appreciate your sending a copy of the required survey for active woodrat nests that was conducted.

BIO 2a states further:

If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space.

There appears no permission in the conditions of approval to clear or otherwise remove the foraging vegetation habitat adjacent to the lot site in the conservation easement, which, we are informed, is biologically necessary allow the woodrat(s) to reestablish a nest in the suitable habitat within the adjacent open space. We are informed that off site clearing of the foraging habitat would more likely prevent the relocation of new dusky footed woodrat nests.

You were apparently told otherwise alleging to you that: removal of very old oak woodland grass habitat was cleared to make "a temporary path into the conservation easement area for the biologist to relocate woodrats" and "Regarding trails cleared off-site, trails approximately 20 linear feet from the project sites were hand-cleared to allow for the relocation of active wood rat nests into the conservation easement, under supervision by a biologist and authorization from CA Dept. of Fish and Wildlife, and as required by Mitigation Measure BIO-2a."

Question/Request Number Two:
What County or State Agency or official approved the elimination of foraging habitat and land clearing in the Conservation Easement? Please provide the documented statement citing the plan for relocation by clearing habitat in the Conservation Easement from Mr. Chamberlain's biologist and governmental official permission to take the specific actions cited in the Conservation Easement as described and shown to you.

f. Mitigation Measure BI0-2c: Prior to the commencement of construction activities during the breeding season of native bat species in California (generally occurs from April 1 through August 31), a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) shall be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat shall be subject to the approval of the CDFG.

Question/Request Number Three:
Please send a copy of the survey that was to have been carried out between April 1 and August 31 of the native bat breeding season before anticipated commencement of construction activity next April.

Lot 11 has a specific condition of approval to be met under Mitigation Measure BI0-2d

g. Mitigation Measure BI0-2d: Immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary.

Central Coast Land Clearing states: "We enjoy working along with professional arborists and foresters and are able to adhere to their detail (sic) specific job guidelines. Land clearing was apparently carried out with a masticator which includes "the elimination of material to be hauled away or stacked and burned; a beneficial mulch material is left behind; and stumps are ground flush to ground level." Evidence of mature vegetation forming foraging habitat and nest materials as well as small trees would be eliminated by the Central Coast Land Clearing methods.

Question/Request Number Four:
Please send a copy of the "specific job guidelines" presumably provided to Central Coast Land Clearing by the biologist Ralph Osterling along with County approvals for the clearing of the land that was carried out on the habitat on lot 11 and in the conservation easement area.

i. Mitigation Measure BIO-5a: Prior to the commencement of construction activities on Lot 11, the outer edge of the willow scrub habitat (facing Lot 11) shall be delineated by a qualified biologist. Temporary fencing shall be installed that clearly identifies the outer edge of the willow habitat and that identifies the willow scrub as an "Environmentally Sensitive Area." Signs shall be installed indicating that the fenced area is "restricted" and that all construction activities, personnel, and operational disturbances are prohibited.

Question/Request Number Five:
Please send the survey or documents showing the County Planning where and how measure BIO-5a is being carried out.

k. Mitigation Measure BIO-5e: Prior to the issuance of the first building permit for any of the eleven (11) homes, the Project Applicant shall develop a lighting plan. The lighting plan shall require that all lighting be directed and shielded as to minimize light spillage into nearby willow scrub habitat, as well as adjacent oak woodland habitats. The lighting plan shall be subject to approval by the County of San Mateo Planning Department.

Question/Request Number Six:
Please send a copy of the lighting plan as outlined in BIO-5e.

Paragraph 2 Measure BI0-6 illustrates how the conditions of approval related to mapping dedicated to active preservation and restoration in contrast to clearance of vegetation in the open space into a condition of leftover mulch.

l. Mitigation Measure BI0-6: Prior to the commencement of construction on Lot 8, the occurrence of purple needle grass shall be mapped, including all stands on the lot with 20 percent or greater cover of native grasses and having a diameter greater than 10 feet. The area of purple needle grass to be lost due to development of the lot shall then be calculated.

As part of the proposed project, approximately 92 acres of open space would be maintained as open space under a conservation easement. This open space contains a serpentine grassland (on the slope west of the water tanks) that is dominated by native grasses (including purple needlegrass) and other native plant species. These native grasses, including purple needlegrass, would be permanently protected by the conservation easement. In addition, non-native plant areas adjacent to the serpentine grassland shall be restored to support native grasses over an area twice the acreage (2:1) of the stands of purple needlegrass to be lost on Lot 8.

Question/Request Number Seven:

Please send a copy of the mapping of purple needlegrass as specified in BIO-6.

Condition of Approval Number 7 states:
Grading and Construction Staging Limits: Grading and construction activities shall be limited to the grading and staging limits presented in the approved Clearing, Construction, and Grading Limits Plan. The construction drawings associated with the subdivision improvement plans and the individual site development plans for Lots I through 11 shall include a Clearing, Construction and Grading Limits Plan (Limits Plan). The Limits Plan and all associated documents must utilize current topographic data (2009) for all parcels, as mapped by Chris Hundemer at Treadwell and Rollo. The Limits Plan shall depict the fencing and protection of the adjacent open space parcel in conformance with the approved Vesting Tentative Map. This plan shall be subject to review and approval of the County Planning and Building Department and the Department of Public Works. The applicant shall install orange fencing, staked securely at intervals, along all staging limits prior to the issuance of any Grading Permit "hard card."

The approved Clearing, Construction, and Grading Limits Plan in the Conditions of Approval shows clearing limited to the designated lots and does not allow the clearing that was carried out in the conservation easement. It appears that County officials did not know about or approve the clearing carried out in the conservation easement.

Apparently you were told that the "brush was cleared along the property lines for surveying". The surveying was already completed without clearing the vegetation at least two months before the applicant's contractor was sent out to clear the habitat.

Question/Request Number Eight:
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Subject: Unapproved Lot Change PLN2006-00357 Tree and Vegetation Clearing outside designated lot areas in the conservation easement

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In an effort to determine the facts on location of clearing of very dry drought stricken vegetation in the conservation easement area, we have discovered that
1) clearing has taken place in the conservation easement area
(attached) completely outside of lots 9, 10, and 11
2) The configuration approved for Lot 11 in April 2010 (attached) has been changed with no public notice.
As you know, lot modification in the area of lots 1-4 previously involved the community. We are baffled by the inappropriate change that was made for lot 11 and land clearing in the conservation easement and most concerned that, in contrast to the cooperative work up to now, that any change was allowed without involvement of the community.
We are concerned to that a final map is being considered with a lot configuration for lot 11 that was not approved in the public process for this project.
Please take steps to stop any further actions a) in the conservation easement, 2) on the final map, and 3) on approving lot 11 until community involvement is restored and involved in the decision process.
Thank youSam

----- Forwarded Message -----
From: Christopher Vandrey <cvandrey@smcgov.org>
To: "samnaifeh@sbcglobal.net" <samnaifeh@sbcglobal.net>; "d.cbrown@comcast.net" <d.cbrown@comcast.net>
Cc: Camille Leung <CLeung@smcgov.org>; Diana Shu <dshu@smcgov.org>; Ann Stillman <astillman@smcgov.org>
Sent: Thursday, November 12, 2015 4:40 PM
Subject: Highlands Estates - Maps Requested 11-12-2015

The approved tentative map:
https://drive.google.com/file/d/0BwyCgKcW1VoiekZnQy1acmJ6LU0/view?usp=sharing
The current subdivision map:
https://drive.google.com/file/d/0BwyCgKcW1Void2NHck5GX0kwYWc/view?usp=sharing
Christopher G Vandrey, PLSPublic Works
Departmentcvandrey@smcgov.org(650) 599-1410

Subj: **RE: FW: Unapproved Lot Change PLN2006-00357 - Highland Estates Ready to Rec...**
Date: 12/4/2015 12:27:27 P.M. Pacific Standard Time
From: ameisel@migcom.com
To: JTUTTLEC@aol.com
CC: tpeterson@migcom.com

Hi Jack,

Here are my responses and woodrat plan. I will also forward the email I sent to Camille in October that shows the fence along the willow scrub. Let me know if there is anything else I can do to help in responding to Sam.

Best,

Autumn Meisel
Senior Biologist II
MIG | TRA Environmental Sciences, Inc.
415-254-0805
Schedule: M, Tu, Th, Fri; off Wednesdays
www.traenviro.com | www.migcom.com
PLANNING | DESIGN | COMMUNICATIONS | MANAGEMENT | TECHNOLOGY | SCIENCE

From: JTUTTLEC@aol.com [mailto:JTUTTLEC@aol.com]
Sent: Thursday, December 3, 2015 11:32 AM
To: ameisel@migcom.com
Subject: Fwd: FW: Unapproved Lot Change PLN2006-00357 - Highland Estates Ready to Rec...

RECEIVED
DEC 07 2015
San Mateo County
Planning and Building Department

From: cleung@smcgov.org
To: jtuttlec@aol.com
Sent: 12/2/2015 1:53:06 P.M. Pacific Standard Time
Subj: FW: Unapproved Lot Change PLN2006-00357 - Highland Estates Ready to Record

Hi Jack,

Diana is still waiting for the will-serve for sewer. See below.

FYI - I'm going to need help from TRA, Ralph Osterling, and Roland to answer questions from Sam Naifeh.

Please see below for Sam's Qs. Here's an Index of who should address which Q (from my reading):

Q1- Biologist
Q2- Biologist
Q3- Biologist
Q4- Ralph
Q5- Biologist
Q6- I'll do this one
Q7- Biologist
Q8- I'll do this one
Q9- Roland

Please let me know if its going to be a problem reaching out to them.

Thanks!

==========

Dear Camille

We are writing at this time in case you have returned or are just returning from jury duty. Respecting your request regarding your time out for jury duty, we appreciate that further steps on the maps for PLN2006-00357 and other items are not being taken pending resolution of the issues. If your time is still obligated, please do let us know.

Your help with information as well as in clarification of compliance questions about the conditions of approval (attached) would be much appreciated. This email attempts to provide a question format that we can work from along with you. Where we request a copy of a document, we refer to electronic copies, which we assume are readily accessible in your computer files on this project.

Your indicating condition of approval BIO-2a highlights the questions that we have about the clearing of land on the lot sites and in the conservation easement. The condition BIO-2a requires that "a survey shall be conducted to determine if active woodrat nests (stickhouses) with young are present within the disturbance zone or within 100 feet of the disturbance zone."

Question/Request Number One:
We would appreciate your sending a copy of the required survey for active woodrat nests that was conducted.

BIO 2a states further:

If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space.

There appears no permission in the conditions of approval to clear or otherwise remove the foraging vegetation habitat adjacent to the lot site in the conservation easement, which, we are informed, is biologically necessary allow the woodrat(s) to reestablish a nest in the suitable habitat within the adjacent open space. We are informed that off site clearing of the foraging habitat would more likely prevent the relocation of new dusky footed woodrat nests.

You were apparently told otherwise alleging to you that: removal of very old oak woodland grass habitat was cleared to make "a temporary path into the conservation easement area for the biologist to relocate woodrats" and "Regarding trails cleared off-site, trails approximately 20 linear feet from the project sites were hand-cleared to allow for the relocation of active wood rat nests into the conservation easement, under supervision by a biologist and authorization from CA Dept. of Fish and Wildlife, and as required by Mitigation Measure BIO-2a."

Question/Request Number Two:
What County or State Agency or official approved the elimination of foraging habitat and land clearing in the Conservation Easement? Please provide the documented statement citing the plan for relocation by clearing habitat in the Conservation Easement from Mr. Chamberlain's biologist and governmental official permission to take the specific actions cited in the Conservation Easement as described and shown to you.

f. Mitigation Measure BI0-2c: Prior to the commencement of construction activities during the breeding season of native bat species in California (generally occurs from April 1 through August 31), a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) shall be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat shall be subject to the approval of the CDFG.

Question/Request Number Three:
Please send a copy of the survey that was to have been carried out between April 1 and August 31 of the native bat breeding season before anticipated commencement of construction activity next April.

Lot 11 has a specific condition of approval to be met under Mitigation Measure BI0-2d

g. Mitigation Measure BI0-2d: Immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary.

Central Coast Land Clearing states: "We enjoy working along with professional arborists and foresters and are able to adhere to their detail (sic) specific job guidelines. Land clearing was apparently carried out with a masticator which includes "the elimination of material to be hauled away or stacked and burned; a beneficial mulch material is left behind; and stumps are ground flush to ground level." Evidence of mature vegetation forming foraging habitat and nest materials as well as small trees would be eliminated by the Central Coast Land Clearing methods.

Question/Request Number Four:
Please send a copy of the "specific job guidelines" presumably provided to Central Coast Land Clearing by the biologist Ralph Osterling along with County approvals for the clearing of the land that was carried out on the habitat on lot 11 and in the conservation easement area.

i. Mitigation Measure BIO-5a: Prior to the commencement of construction activities on Lot 11, the outer edge of the willow scrub habitat (facing Lot 11) shall be delineated by a qualified biologist. Temporary fencing shall be installed that clearly identifies the outer edge of the willow habitat and that identifies the willow scrub as an "Environmentally Sensitive Area." Signs shall be installed indicating that the fenced area is "restricted" and that all construction activities, personnel, and operational disturbances are prohibited.

Question/Request Number Five:
Please send the survey or documents showing the County planning where and how measure BIO-5a is being carried out.

k. Mitigation Measure BIO-5e: Prior to the issuance of the first building permit for any of the eleven (11) homes, the Project Applicant shall develop a lighting plan. The lighting plan shall require that all lighting be directed and shielded as to minimize light spillage into nearby willow scrub habitat, as well as adjacent oak woodland habitats. The lighting plan shall be subject to approval by the County of San Mateo Planning Department.

Question/Request Number Six:
Please send a copy of the lighting plan as outlined in BIO-5e.

Paragraph 2 Measure BI0-6 illustrates how the conditions of approval related to mapping dedicated to active preservation and restoration in contrast to clearance of vegetation in the open space into a condition of leftover mulch.

l. Mitigation Measure BI0-6: Prior to the commencement of construction on Lot 8, the occurrence of purple needle grass shall be mapped, including all stands on the lot with 20 percent or greater cover of native grasses and having a diameter greater than 10 feet. The area of purple needle grass to be lost due to development of the lot shall then be calculated.

As part of the proposed project, approximately 92 acres of open space would be maintained as open space under a conservation easement. This open space contains a serpentine grassland (on the slope west of the water tanks) that is dominated by native grasses (including purple needlegrass) and other native plant species. These native grasses, including purple needlegrass, would be permanently protected by the conservation easement. In addition, non-native plant areas adjacent to the serpentine grassland shall be restored to support native grasses over an area twice the acreage (2:1) of the stands of purple needlegrass to be lost on Lot 8.

Question/Request Number Seven:

Please send a copy of the mapping of purple needlegrass as specified in BIO-6.

Condition of Approval Number 7 states:
Grading and Construction Staging Limits: Grading and construction activities shall be limited to the grading and staging limits presented in the approved Clearing, Construction, and Grading Limits Plan. The construction drawings associated with the subdivision improvement plans and the individual site development plans for Lots I through 11 shall include a Clearing, Construction and Grading Limits Plan (Limits Plan). The Limits Plan and all associated documents must utilize current topographic data (2009) for all parcels, as mapped by Chris Hundemer at Treadwell and Rollo. The Limits Plan shall depict the fencing and protection of the adjacent open space parcel in conformance with the approved Vesting Tentative Map. This plan shall be subject to review and approval of the County Planning and Building Department and the Department of Public Works. The applicant shall install orange fencing, staked securely at intervals, along all staging limits prior to the issuance of any Grading Permit "hard card."

The approved Clearing, Construction, and Grading Limits Plan in the Conditions of Approval shows clearing limited to the designated lots and does not allow the clearing that was carried out in the conservation easement. It appears that County officials did not know about or approve the clearing carried out in the conservation easement.

Apparently you were told that the "brush was cleared along the property lines for surveying". The surveying was already completed without clearing the vegetation at least two months before the applicant's contractor was sent out to clear the habitat.

Question/Request Number Eight:
Please let us know whether there was an official County authorization for clearing of land in the conservation easement.

As previously noted to you, we plan to meet with Chris Vandrey to review the compliance of the final map, proposed for recordation, with the conditions of approval.

Question/Request Number Nine:
In order to review the conditions of approval accurately and in anticipation of our meeting with Chris Vandrey, we ask that Chris or you please send a copy of the survey(s) of the project areas submitted by the applicant's representatives for preparation of the Vesting Tentative Map and the Final Map.

Thanks
Sam

-----Original Message-----
From: Diana Shu
Sent: Monday, November 30, 2015 2:31 PM
To: Camille Leung <cleung@smcgov.org>; Christopher Vandrey <cvandrey@smcgov.org>
Cc: Ann Stillman <astillman@smcgov.org>
Subject: Re: Unapproved Lot Change PLN2006-00357 - Highland Estates Ready to Record

Hi Chris and Camille
I'm still waiting on the Sewer will serve letter and documentation that the sewer district has approved the improvements that were completed as part of the conditions of approval.
I added a note against DPW2015-00139 for your records.

So you do not have my DPW signoff on the parcel map.

Diana

From: Camille Leung
Sent: Monday, November 30, 2015 12:57 PM
To: Christopher Vandrey
Cc: Ann Stillman; Diana Shu
Subject: RE: Unapproved Lot Change PLN2006-00357 - Highland Estates Ready to Record

Hi Chris,

There's a bunch more that they have asked me to look into (biologist surveys, etc) and have requested to halt the process until they get my response. I should get to this by end of day Thursday.

Thanks

-----Original Message-----
From: Christopher Vandrey
Sent: Wednesday, November 25, 2015 4:03 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Ann Stillman <astillman@smcgov.org>; Diana Shu <dshu@smcgov.org>
Subject: RE: Unapproved Lot Change PLN2006-00357 - Highland Estates Ready to Record

Good afternoon,
The subdivider dropped off the map for recording earlier this afternoon. From my perspective (based on Subdivision Map Act requirements) the map is ready to record. Please let me know if there has been a new development in this "lot configuration" issue that I missed. Thanks!

Christopher G Vandrey, PLS
Public Works Department
cvandrey@smcgov.org
(650) 599-1410

-----Original Message-----
From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Tuesday, November 17, 2015 3:03 PM
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: Marc Joseph <mdjoseph@adamsbroadwell.com>; Pamela Merkadeau <pamhrd@aol.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <highlandscapresident@gmail.com>; Cary Wiest <wiestandassoc@sbcglobal.net>; Christopher Vandrey <cvandrey@smcgov.org>; Ann Stillman <astillman@smcgov.org>; Diana Shu <dshu@smcgov.org>; Steve Monowitz <SMonowitz@smcgov.org>; Catherine Palter <cpalter@stanford.edu>; Alan P. <alansanmateo@yahoo.com>; DAVID KRAKOWER <dkcpa@yahoo.com>
Subject: Re: Unapproved Lot Change PLN2006-00357 Tree and Vegetation Clearing outside designated lot areas in the conservation easement

Hi Sam,

Thanks for your patience. The configurations of the "approved lots"
that you included were likely from the Re-Circulated Draft EIR (released September 2009). Please note that for the February 10, 2010 Planning Commission hearing (continuation from the January 13, 2010 hearing), the staff report for the Planning Commission described an increase in the size of Lot 11 by 8,724 sf (from 19,876 sf to 28,600 sf; see page 3 of attached report). The project was recommended to the Board for approval on that date by the Planning Commission. On April 27, 2010, the Board approved this configuration. Please see attached presentation from Board hearing. Civil plans for Lots 9-11 dated February 2010, which were approved by the Board, are attached. These match the maps submitted to the County's mapping section.

As was previously discussed, regarding clearing within the conservation easement, there was hand clearing performed a couple of weeks ago to make a temporary path into the conservation easement area for the biologist to relocate woodrats. I inspected these trails and found them to have required minimal vegetation removal. According to Ralph Osterling (who oversaw brush clearing, surveying, and biologist work) no

further clearing has been done. If you wish to meet on-site to discuss
this further, please let me know what time works for you and I will ask Ralph to attend.

Please let me know if you have any further concerns.

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

Please help us to serve you better and take a moment to complete our survey, just click on the link below:
http://planning.smcgov.org/webforms/san-mateo-county-planning-and-building-engagement-survey

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>>> Camille Leung 11/16/2015 5:28 PM >>>
Hi Sam,

I'm sorry for the delay in my response. Due to a flex day last Friday, holiday last Wednesday and working at the public counter today, I'm a little behind! Please give me some time to research this. I will get to the bottom of it and get back to you by tomorrow afternoon.

Thank you :)

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

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>>> Sam Naifeh <samnaifeh@sbcglobal.net> 11/16/2015 7:17 AM >>>
Dear Camille
Apparently the applicant's representatives did not submitthe approved lot configurations for lots 9, 10 and 11 (attached) from the FinalEIR that the Board of Supervisors approved on 27 April 2010. Instead, anincorrect map appears to have been submitted for review of the Final Map by SanMateo DPW (please email from Christopher Vandrey see below).
ChrisVandrey acknowledged that he had not seen the Board of Supervisors approved lotconfigurations and overall site plan (attached) from the FEIR.

Please confirm that the error in the Final Map preparationhas been corrected and that that the Board of Supervisors approved configurationsfor lot 9, 10, 11 shall replace the incorrect lot maps.
We shall follow up with Chris to review thecorrected Final Map as soon as possible.

Thank youSam

From: Sam Naifeh <samnaifeh@sbcglobal.net>
To: Camille Leung <cleung@smcgov.org>; Steve Monowitz <SMonowitz@smcgov.org>; Christopher Vandrey <cvandrey@smcgov.org>; Diana Shu <dshu@smcgov.org>
Cc: Liesje Nicolas <highlandscapresident@gmail.com>; Rick Priola <hcapres@gmail.com>; Catherine Palter <cpalter@stanford.edu>; Marc Joseph <mdjoseph@adamsbroadwell.com>; Cary Wiest <wiestandassoc@sbcglobal.net>; DAVID KRAKOWER <dkcpa@yahoo.com>; Pamela Merkadeau <pamhrd@aol.com>; Corrin Brown <d.cbrown@comcast.net>
Sent: Thursday, November 12, 2015 4:54 PM
Subject: Unapproved Lot Change PLN2006-00357 Tree and Vegetation Clearing outside designated lot areas in the conservation easement

Dear Camille
In an effort to determine the facts on location of clearing of very dry drought stricken vegetation in the conservation easement area, we have discovered that 1) clearing has taken place in the conservation easement area
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Please take steps to stop any further actions a) in the conservation easement, 2) on the final map, and 3) on approving lot 11 until community involvement is restored and involved in the decision process.
Thank youSam

----- Forwarded Message -----
From: Christopher Vandrey <cvandrey@smcgov.org>
To: "samnaifeh@sbcglobal.net" <samnaifeh@sbcglobal.net>; "d.cbrown@comcast.net" <d.cbrown@comcast.net>
Cc: Camille Leung <CLeung@smcgov.org>; Diana Shu <dshu@smcgov.org>; Ann Stillman <astillman@smcgov.org>
Sent: Thursday, November 12, 2015 4:40 PM
Subject: Highlands Estates - Maps Requested 11-12-2015

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https://drive.google.com/file/d/0BwyCgKcW1VoiekZnQy1acmJ6LU0/view?usp=sharing
The current subdivision map:
https://drive.google.com/file/d/0BwyCgKcW1Void2NHck5GX0kwYWc/view?usp=sharing
Christopher G Vandrey, PLSPublic Works
Departmentcvandrey@smcgov.org(650) 599-1410

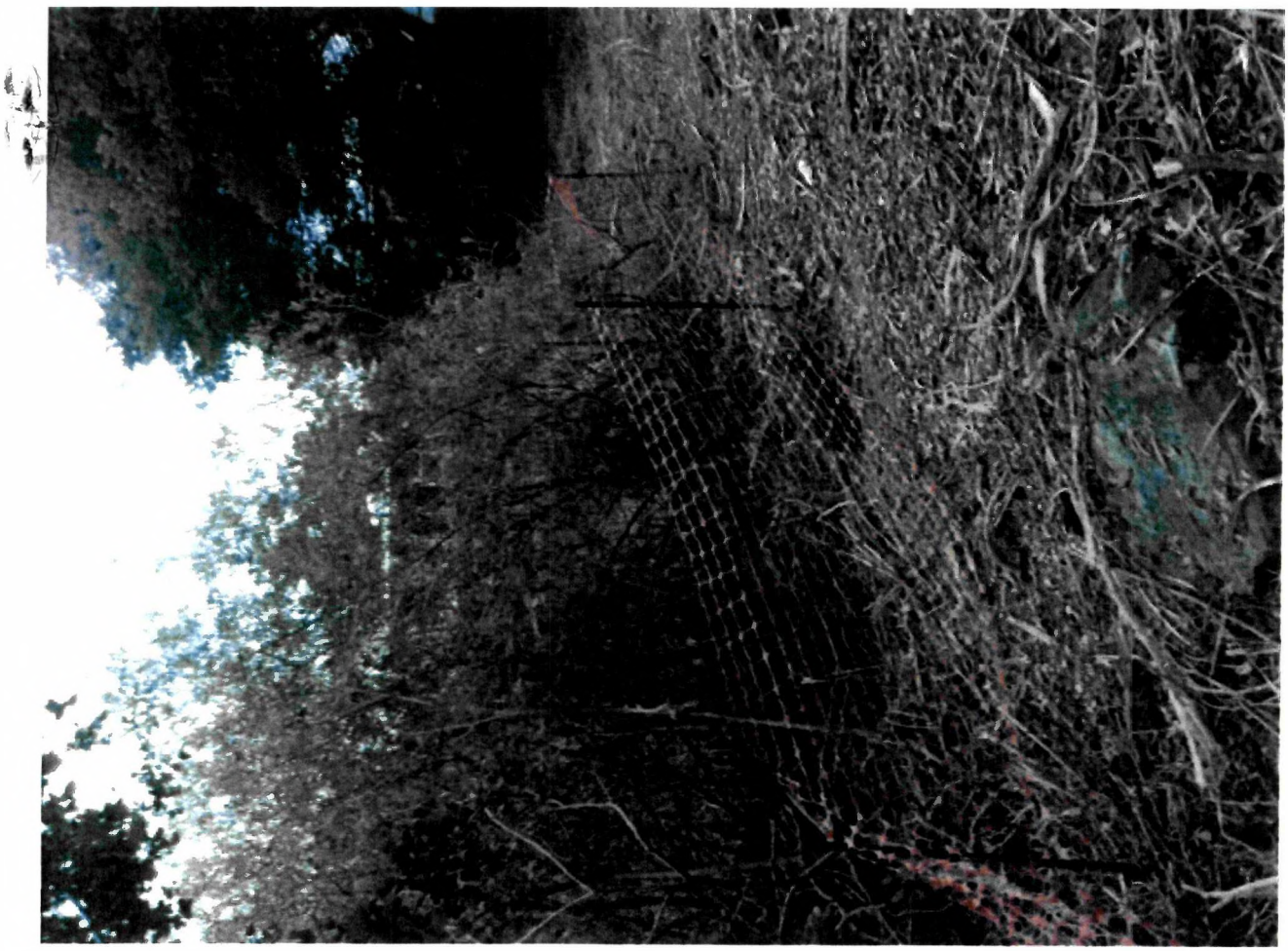
Subj: **FW: Highland Lots**
Date: 12/4/2015 12:28:08 P.M. Pacific Standard Time
From: ameisel@migcom.com
To: JTUTTLEC@aol.com

Here is the email to Camille that shows the photos taken of the fence along the willow scrub.

Autumn Meisel
Senior Biologist II
MIG | TRA Environmental Sciences, Inc.
415-254-0805
Schedule: M, Tu, Th, Fri; off Wednesdays
www.traenviro.com | www.migcom.com
PLANNING | DESIGN | COMMUNICATIONS | MANAGEMENT | TECHNOLOGY | SCIENCE

From: ameisel@migcom.com [mailto:ameisel@migcom.com]
Sent: Tuesday, October 27, 2015 8:03 AM
To: Ralph Osterling
Cc: Leung Camille; Chamberlain Jack; Taylor Peterson
Subject: Re: Highland Lots

I performed a frog survey and willow scrub survey this morning. No frogs were seen and all the willow vegetation is intact and fencing is complete and thorough. I have attached some photos.





On Oct 26, 2015, at 4:51 PM, Ralph Osterling <ralph@ralphosterling.com> wrote:

Team
The fencing is up.
RO

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
1650 Borel Place, #204
San Mateo, California
94402

(650) 573-8733 office
(415) 860-1557 cell
(650) 345-7890 fax



On Oct 26, 2015, at 2:40 PM, Autumn Meisel <ameisel@migcom.com> wrote:

Hi Camille,

- CDFW approval of rat relocation
Find our woodrat plan attached. Email from Suzanne was forwarded to you. She wants veg removed asap to keep rats from moving back onto property.

- Bat survey per Condition 19.d
Not needed as we are outside of the maternity season

- Frog survey (Lot 11)
This is a pre- construction measure, but I can go out and survey now as well. Hope to do this tomorrow AM.

- Willow scrub survey (Lot 11)
Will work with Ralph's crew to ensure placement of orange construction fence along willow edge, also hopefully tomorrow

- description of erosion control plan within creek zone (Lot 11), as approved by biologist
Ralph will need to respond to this, as we have not seen this plan.

FYI, I removed Barbara Beard from this thread as she is not involved with the project at this time.

Autumn Meisel
Senior Biologist II
MIG | TRA Environmental Sciences, Inc.
415-254-0805
Schedule: M, Tu, Th, Fri; off Wednesdays
We Moved! MIG | TRA is now located at 2635 N. First Street, Suite 149 / San Jose, CA 95134
www.traenviro.com | www.migcom.com
PLANNING | DESIGN | COMMUNICATIONS | MANAGEMENT | TECHNOLOGY | SCIENCE

-----Original Message-----
From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, October 26, 2015 1:51 PM
To: Chamberlain Jack; Ralph Osterling
Cc: ameisel@migcom.com; jack@nexgenbuilders.com; beard@traenviro.com
Subject: Re: Highland Lots
Importance: High

** High Priority **

Hi Ralph,

Per our conversation, please stop immediately, until you provide all the information I asked for on my 10/22 email. All I have received is woodrat info. Nothing else. I have not received anything from Autumn. Lot 11 is the most sensitive lot. Please stop all clearing until you have my approval.

I also received a complaint from a neighbor. Please remove all brush debris from the lot; its a fire hazard to leave debris on the lots. Also, a neighbor said that a trail was cleared from the end of Woodcreek Ct to Cowpens Way. This area is in the conservation easement and should not be disturbed. Please stop any additional clearing and tell me what this trail is all about.

Thank you

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

Please help us to serve you better and take a moment to complete our survey, just click on the link below:
http://planning.smcgov.org/webforms/san-mateo-county-planning-and-building-engagement-survey

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>>> Ralph Osterling <ralph@ralphosterling.com> 10/26/2015 1:31 PM >>>
Camille
The brush mowing is completed on Lots 9 and 10. Some added small tree removal will occur. Lot 11 is being completed as I write this update to you. Some added small trees will occur on Lot 11 also. The sign is up per our discussion and your request. I worked closely with Tay Peterson as she monitored the activities and marked the sensitive areas where the nests were relocated. Autumn sent the concurrence email from CWF for the work and the no need for bat work.
I will continue to keep you informed.
RO

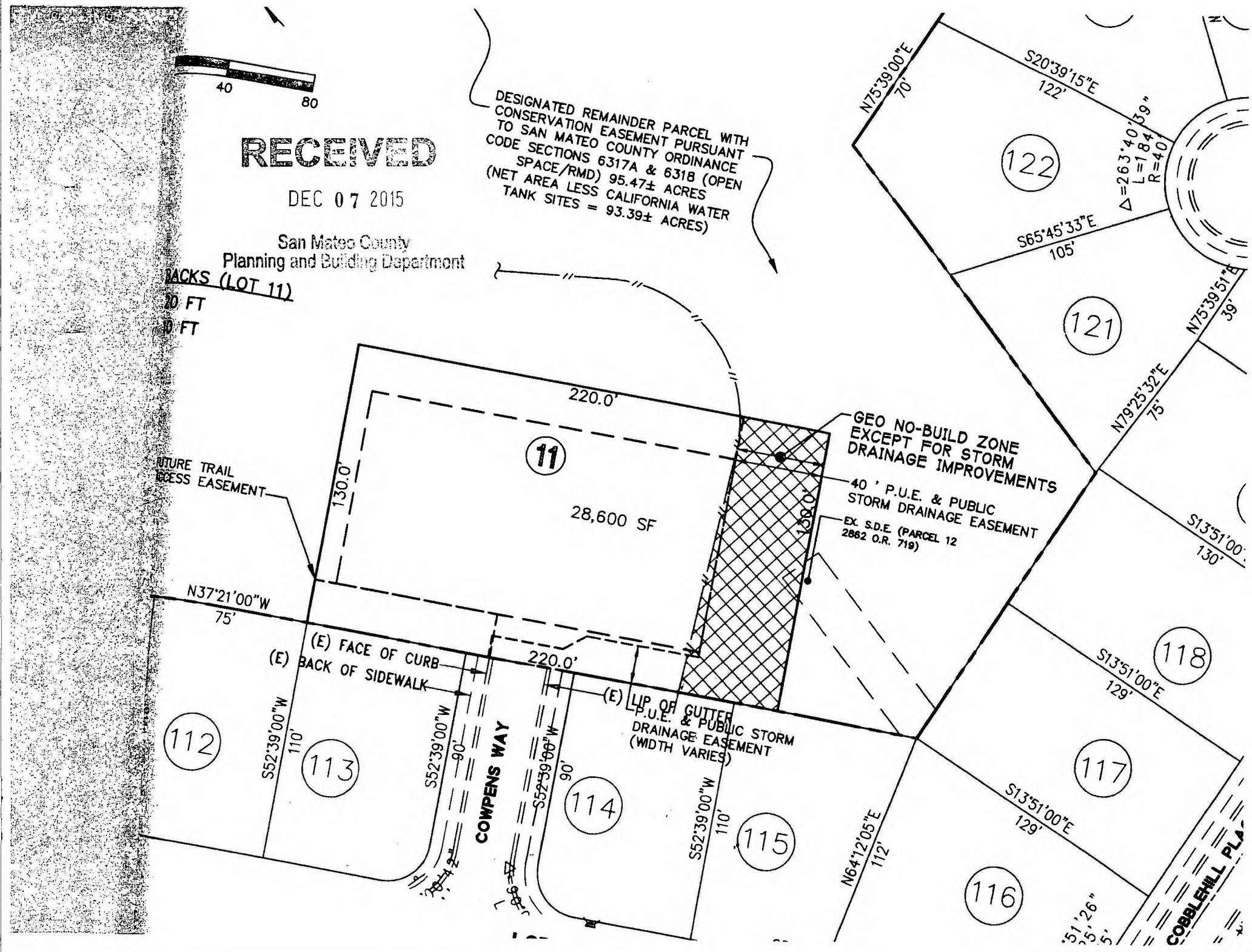
Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com <mailto:ralph@ralphosterling.com>

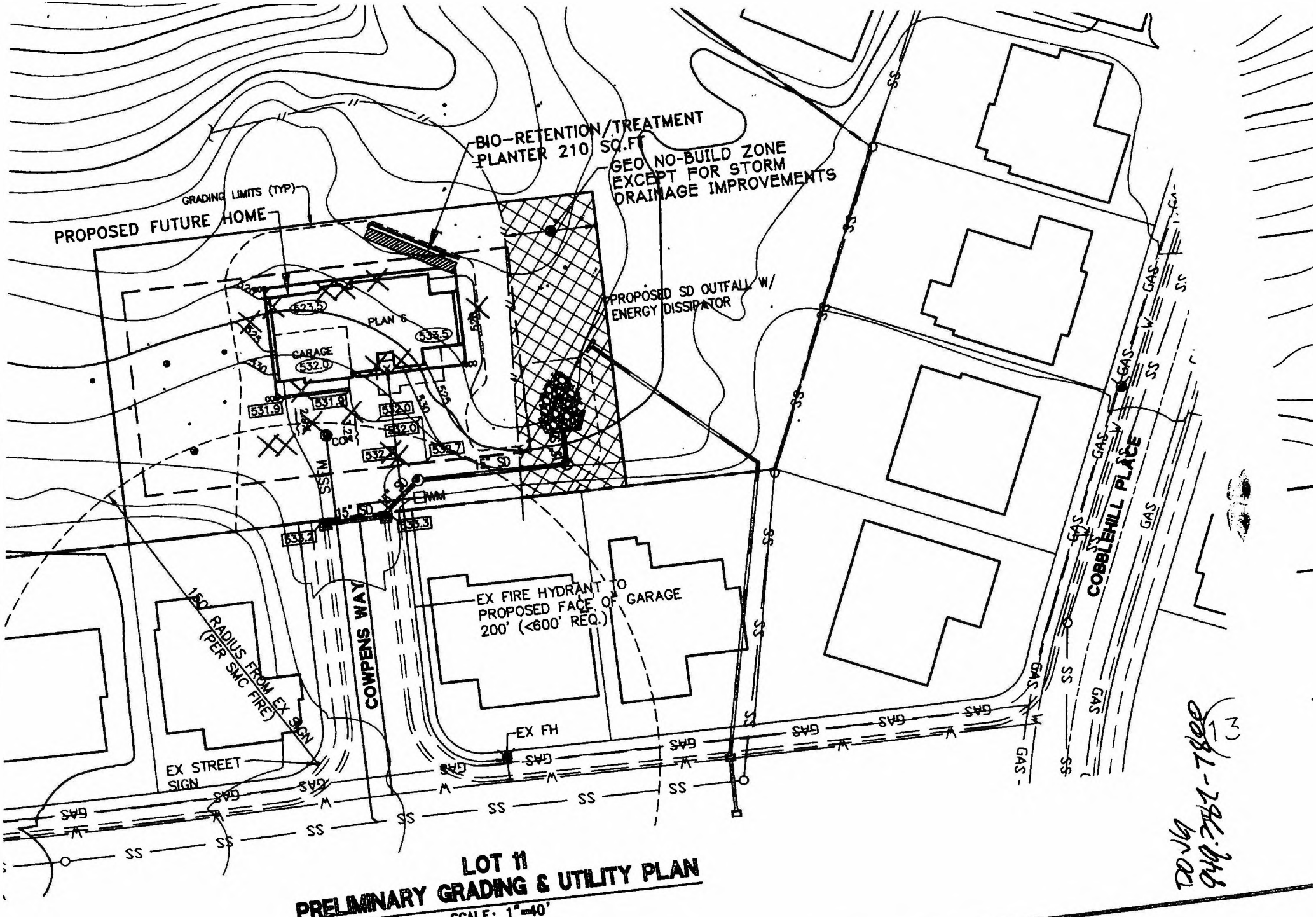
Ralph Osterling Consultants, Inc.
1650 Borel Place, #204

San Mateo, California
94402

(650) 573-8733 office
(415) 860-1557 cell
(650) 345-7890 fax

<Revised Lots 5_11 SM Highlands Woodrat Plan Sept.pdf>

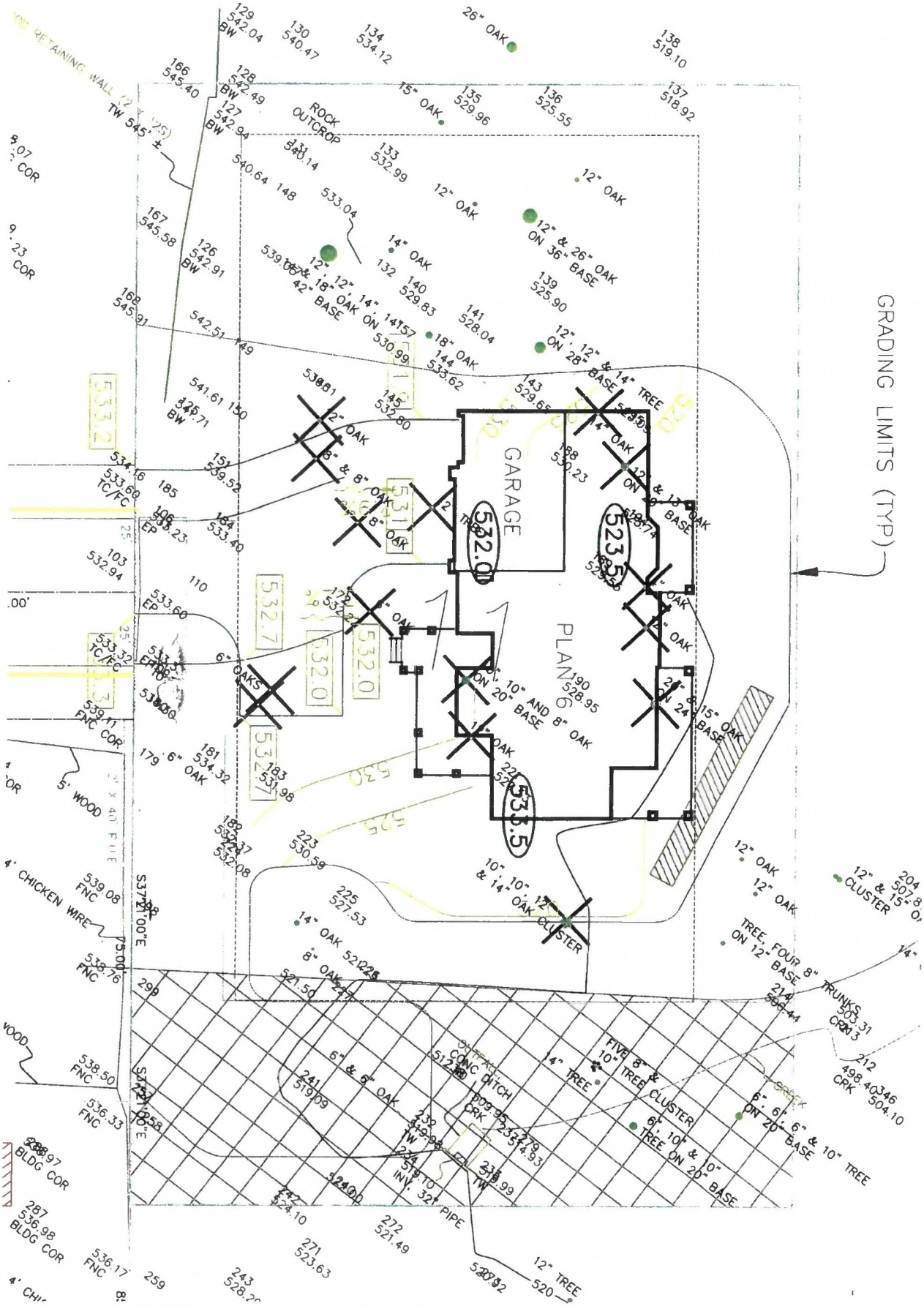

40
80
RECEIVED
DEC 07 2015
San Mateo County
Planning and Building Department
DESIGNATED REMAINDER PARCEL WITH CONSERVATION EASEMENT PURSUANT TO SAN MATEO COUNTY ORDINANCE CODE SECTIONS 6317A & 6318 (OPEN SPACE/RMD) 95.47± ACRES (NET AREA LESS CALIFORNIA WATER TANK SITES = 93.39± ACRES)
BACKS (LOT 11)
20 FT
10 FT
11
28,600 SF
220.0'
130.0'
FUTURE TRAIL ACCESS EASEMENT
GEO NO-BUILD ZONE EXCEPT FOR STORM DRAINAGE IMPROVEMENTS
40 ' P.U.E. & PUBLIC STORM DRAINAGE EASEMENT
EX. S.D.E. (PARCEL 12 2862 O.R. 719)
N37°21'00"W
75'
(E) FACE OF CURB
(E) BACK OF SIDEWALK
(E) LIP OF GUTTER
P.U.E. & PUBLIC STORM DRAINAGE EASEMENT (WIDTH VARIES)
COWPENS WAY
S52°39'00"W
110'
90'
112
113
114
115
116
117
118
122
121
N75°39'00"E
70'
S20°39'15"E
122'
Δ=263°40'39"
L=184
R=40
S65°45'33"E
105'
N75°39'51"E
39'
N79°25'32"E
75'
S13°51'00"E
130'
S13°51'00"E
129'
N64°12'05"E
112'
COBBLEHILL PLA



LOT 11
PRELIMINARY GRADING & UTILITY PLAN

SCALE: 1"=40'

100. MILLER, LYNDA L



AS-1

LOT No. 11

ARCHITECTURAL SITE PLAN

"HIGHLAND ESTATES, LOT 11"
SAN MATEO, CALIFORNIA
THE CHAMBERLAIN GROUP

Mark Gross & Associates, Inc.
Architecture • Planning

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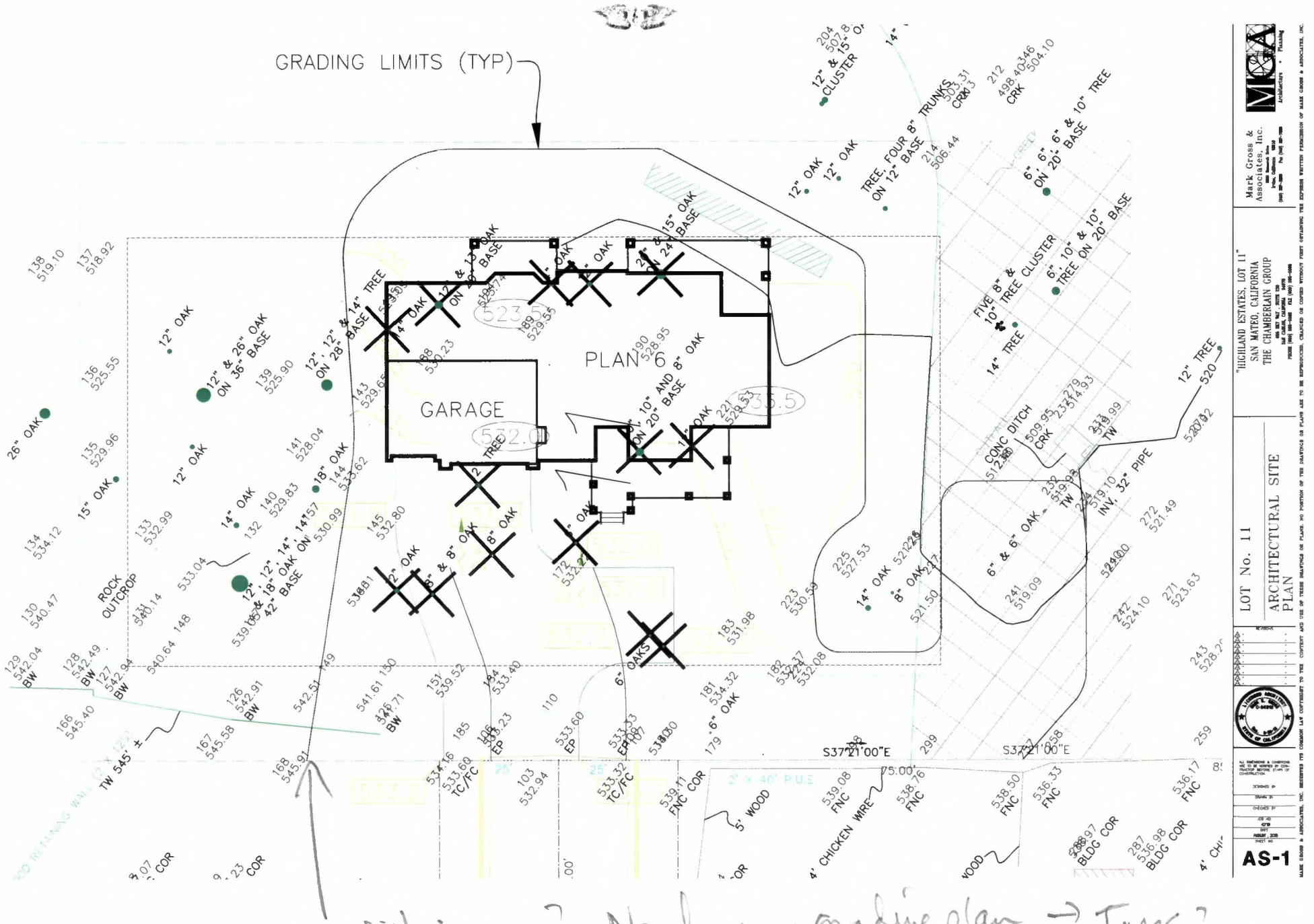
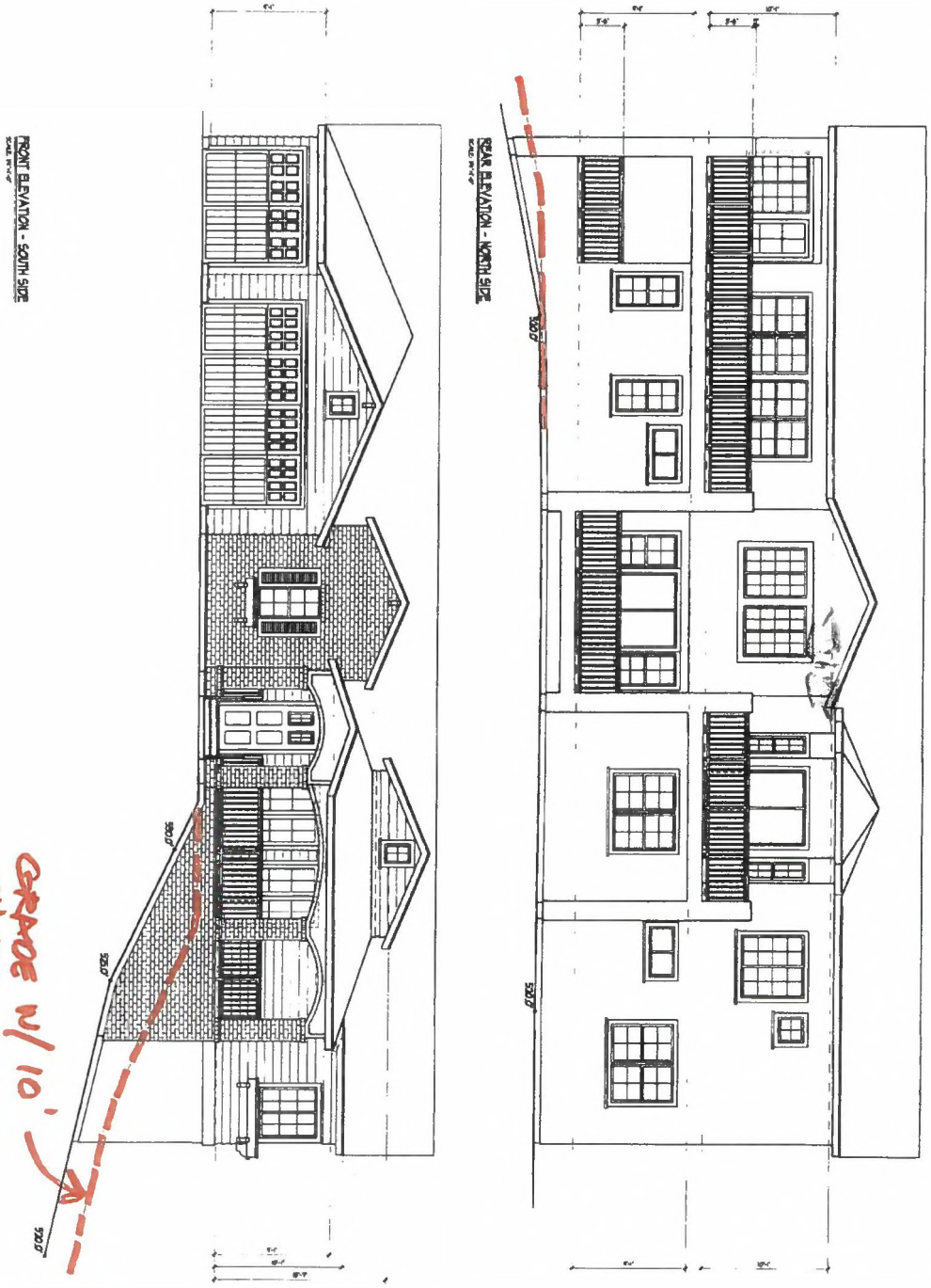


Still hope? Need new grading plan → Trees? removed?



9	LOT No. 11 BUILDING SECTIONS	"HIGHLAND ESTATES, LOT 11" SAN MATEO, CALIFORNIA THE CHAMBERLAIN GROUP	Mark Gross & Associates, Inc. MGA Architecture • Planning

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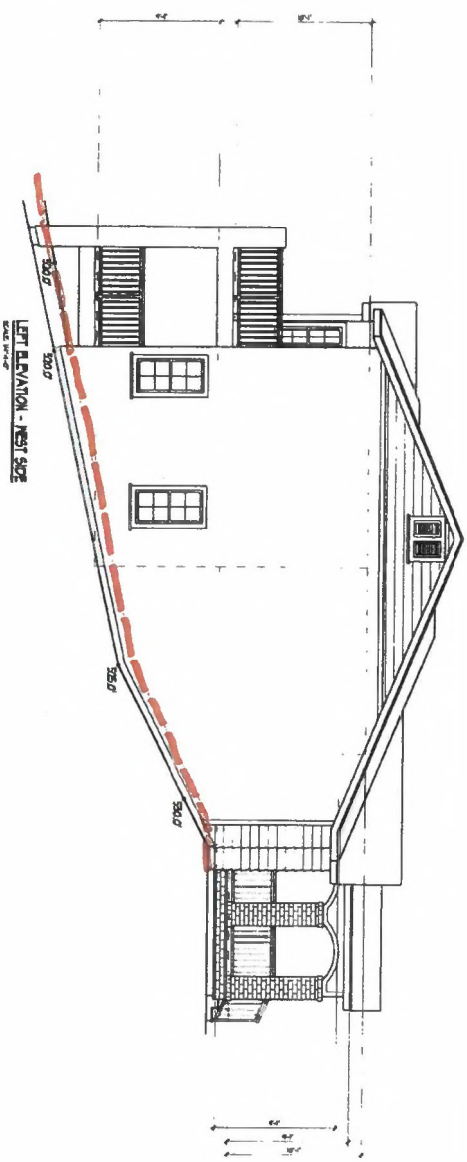

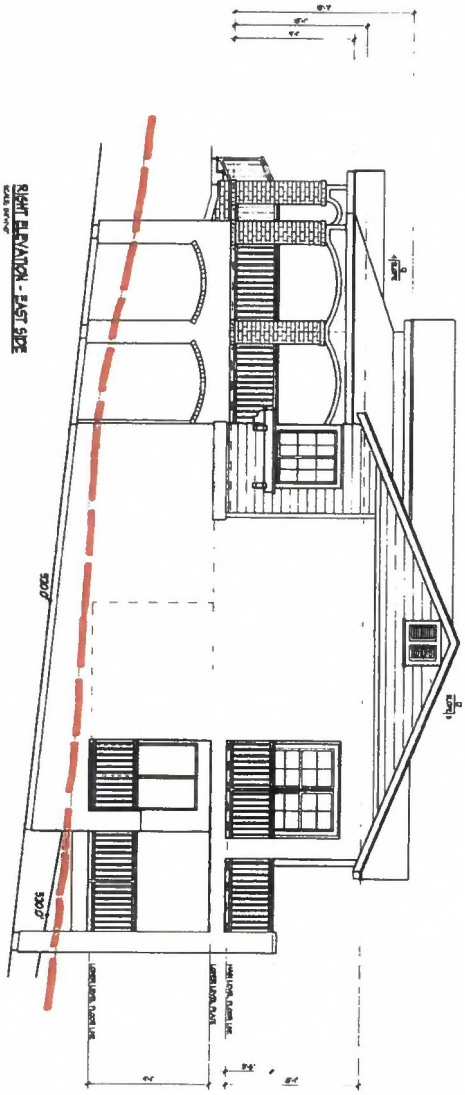

10

LOT No. 11

BUILDING SECTIONS

"HIGHLAND ESTATES, LOT 11"
SAN MATEO, CALIFORNIA
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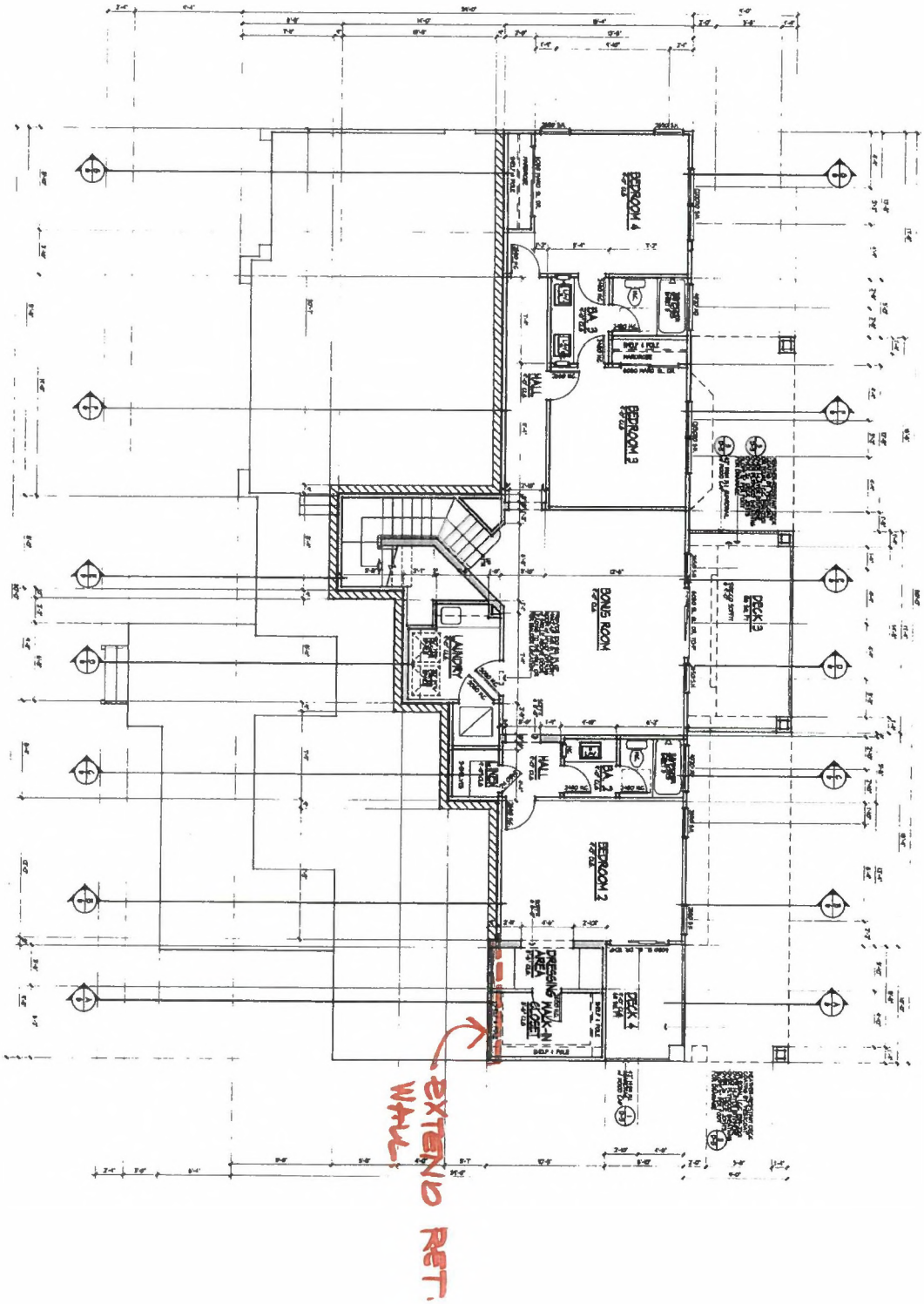
LOWER LEVEL FLOOR PLAN



2

LOT No. 11
3,481 SQ. FT.
LOWER LEVEL FLOOR PLAN

"HIGHLAND ESTATES, LOT 11"
SAN MATEO, CALIFORNIA
THE CHAMBERLAIN GROUP

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Subj: **O'Neill-Highland LLC**
Date: 12/3/2015 5:08:57 P.M. Pacific Standard Time
From: JONeill@risk-strategies.com
To: jtuttlec@aol.com

Jack

Note is $723,588.94 executed 10/08/15 at 7% per annum. Talk to you next week.

John O'Neill, AAI, ARM
Managing Director
Risk Strategies Company
700 Airport Boulevard, Suite 300
Burlingame, CA 94010
650-762-0400 main phone
650-762-0403 direct dial
650-619-8209 cell phone
Sent from my iPhone

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Subj: **Highland Estates Lots 5-11 Off-Site Cost Estimate**
Date: 12/10/2015 12:55:14 P.M. Pacific Standard Time
From: RHAGA@BKF.com
To: dshu@smcgov.org
CC: CLeung@smcgov.org, jtuttlec@aol.com, noel@nexgenbuilders.com, RHAGA@BKF.com, jtang@BKF.com

Diana,

Attached is a PDF copy of the Engineers Estimate, BKF has prepared based on our opinion of the Construction Costs associated with the Off-site Improvements for Lots 5 through 11 Highland Estates dated February 19, 2015. Lots 5 through 11 are part of the proposed subdivision associated with Final Tract Map No. 944 for the Highland Estates project.

Forwarded your use and request based upon your email of December 2, 2012 .

Roland Haga

ROLAND HAGA, PE, PLS, LEED®AP
ASSOCIATE
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
d 650.482.6407
m 650.619.6030
rhaga@bkf.com
www.bkf.com

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100 YEARS

Delivering Inspired Infrastructure

From: cleung@smcgov.org
To: JTUTTLEC@aol.com
Sent: 12/8/2015 1:24:10 P.M. Pacific Standard Time
Subj: FW: Big Wave Parcel and Final Maps - Easement Locations

Hi Jack,

Thanks for dropping by yesterday ☺

Diana also needs "to get an engineering cost estimate, from the applicant, for all work they are required to do so that we can bond for all the work that is required including engineering, design, permits, construction, etc. Please pass this onto the applicant if you have not already." Please see below :)

From: Diana Shu
Sent: Wednesday, December 02, 2015 3:45 PM
To: Christopher Vandrey <cvandrey@smcgov.org>; Julie Young <jxyoung@smcgov.org>; Camille Leung <cleung@smcgov.org>

BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
650-482-6300, 650-482-6399 Fax

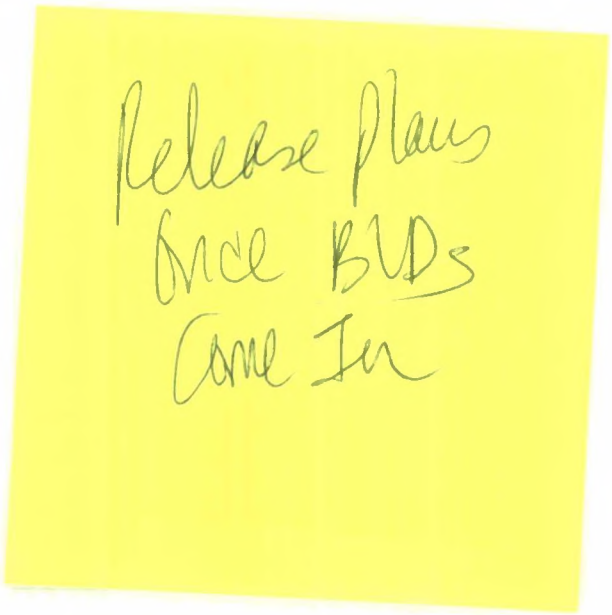
12/10/2015

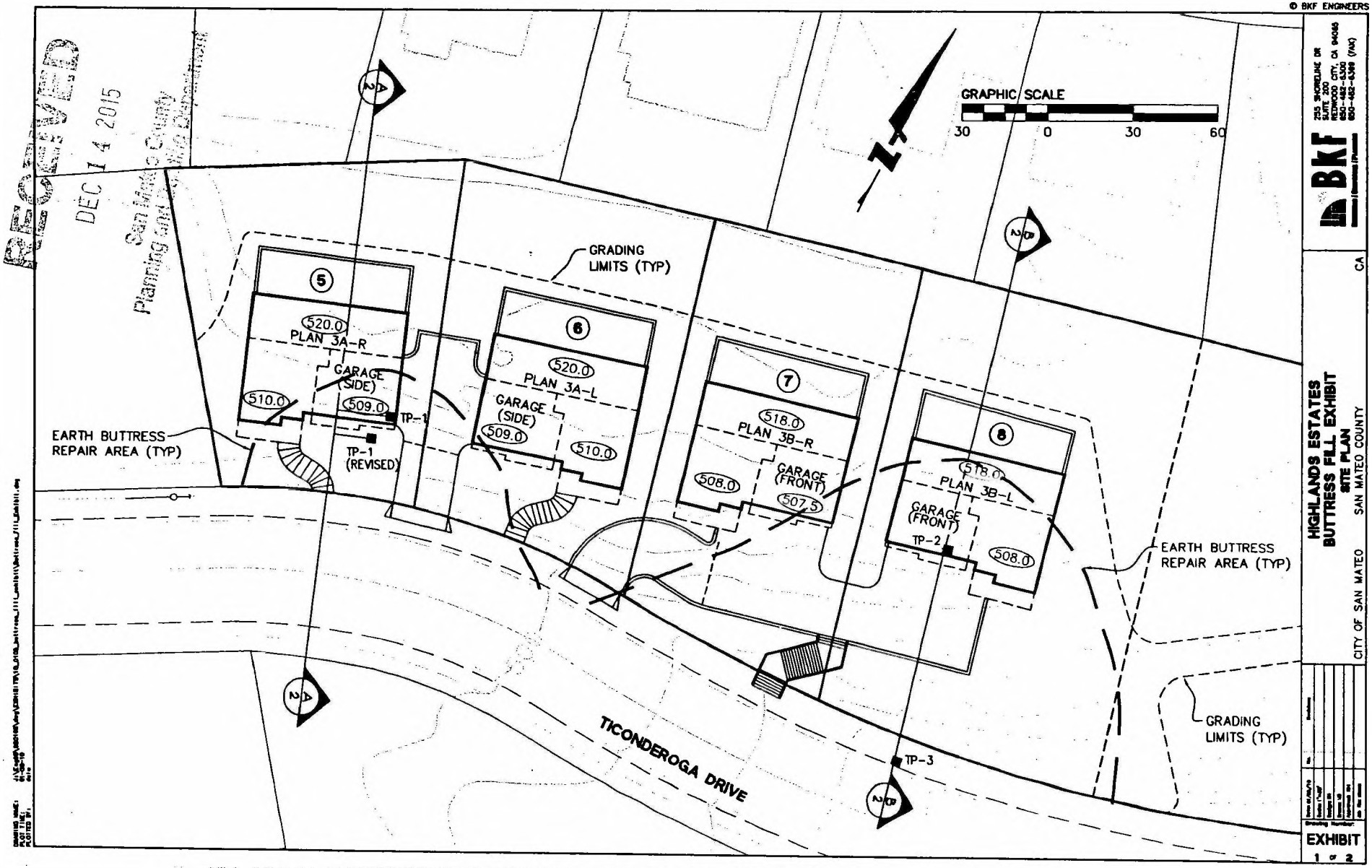
STREET IMPROVEMENTS AT HIGHLAND ESTATES LOTS 5-11
TICONDEROGA DRIVE, COBBLEHILL PLACE AND COWPENS WAY
San Mateo County, California
Engineer's Opinion of Probable Construction Cost

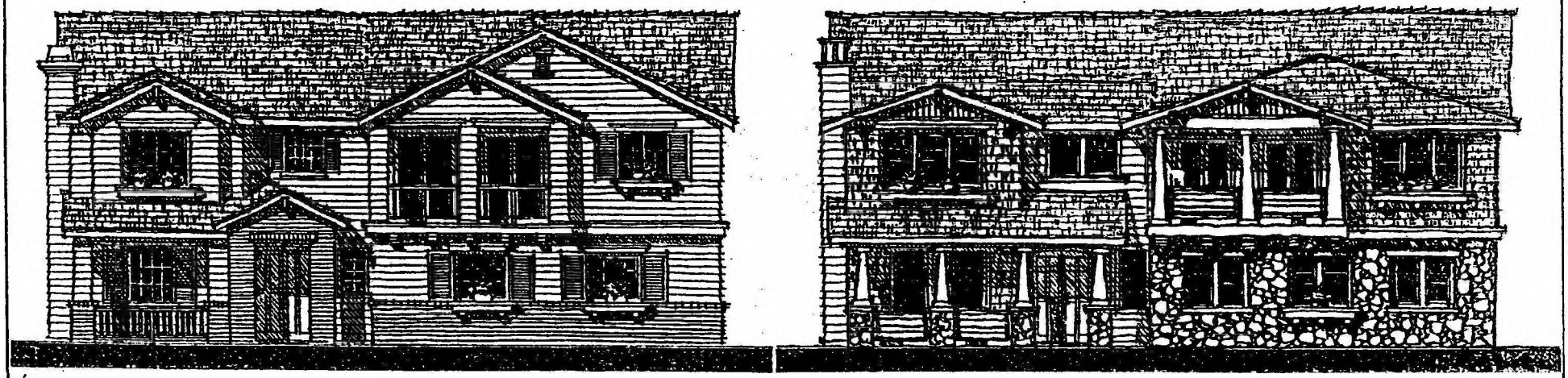
No.	Item	Quantity	Unit	Unit Price	Amount
Demolition					
1	Remove Curb and Gutter	440	LF	$ 3.00	$1,320
2	Remove Concrete Sidewalk/Driveway	1,800	SF	$ 2.00	$3,600
3	Remove Pavement	700	SF	$ 3.00	$2,100
					$7,020
Sanitary Sewer					
4	Sanitary Sewer Manhole	1	EA	$ 6,000.00	$6,000
5	Sanitary Sewer Cleanout	5	EA	$ 1,000.00	$5,000
6	6" PVC Pipe	130	LF	$ 60.00	$7,800
7	2" PVC Force Main	140	LF	$ 40.00	$5,600
8	Connect to Existing Sanitary Sewer	5	EA	$ 3,500.00	$17,500
					$41,900
Storm Drainage					
9	Storm Drain Catch Basin	4	EA	$ 5,000.00	$20,000
10	Storm Drain Drop Inlet	4	EA	$ 2,500.00	$10,000
11	15" Reinforced Concrete Pipe	65	LF	$ 200.00	$13,000
12	3" Undercurb Drain	70	LF	$ 60.00	$4,200
					$47,200
Street Improvements					
13	Curb and Gutter	440	LF	$ 45.00	$19,800
14	Sidewalk/Driveway	2,000	SF	$ 15.00	$30,000
15	Curb Ramp	1	EA	$ 5,000.00	$5,000
16	Asphalt Concrete Pavement	440	SF	$ 8.00	$3,520
					$58,320
Miscellaneous					
17	Fence	500	LF	$ 50.00	$25,000
18	Signage	2	EA	$ 250.00	$500
19	Striping	1	LS	$ 3,000.00	$3,000
20	Erosion Control	1	LS	$ 7,500.00	$7,500
					$36,000
	SUBTOTAL				**$190,440**
	15% Contingency				$28,566
	TOTAL				**$219,006**

GENERAL NOTES

1. **This Opinion of Probable Construction Cost Estimate is based upon Street Improvement Plans for Highlands Estates - Ticonderoga Drive, Cobblehill Place and Cowpens Way, prepared by BKF dated February 19, 2015.**


Release Plans
Once BVDs
Come In


© BKF ENGINEERS
RECEIVED
DEC 14 2015
San Mateo County
Planning and Building Department
GRAPHIC SCALE
30 0 30 60
GRADING LIMITS (TYP)
5
520.0
PLAN 3A-R
GARAGE (SIDE)
510.0
509.0
TP-1
TP-1 (REVISED)
6
520.0
PLAN 3A-L
GARAGE (SIDE)
509.0
510.0
7
518.0
PLAN 3B-R
GARAGE (FRONT)
508.0
507.5
8
518.0
PLAN 3B-L
GARAGE (FRONT)
TP-2
508.0
EARTH BUTTRESS REPAIR AREA (TYP)
EARTH BUTTRESS REPAIR AREA (TYP)
TICONDEROGA DRIVE
TP-3
GRADING LIMITS (TYP)
BKF
255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)
HIGHLANDS ESTATES
BUTTRESS FILL EXHIBIT
SITE PLAN
CITY OF SAN MATEO SAN MATEO COUNTY CA
EXHIBIT
1 of 2



Lots 5 & 6



Lots 7 & 8

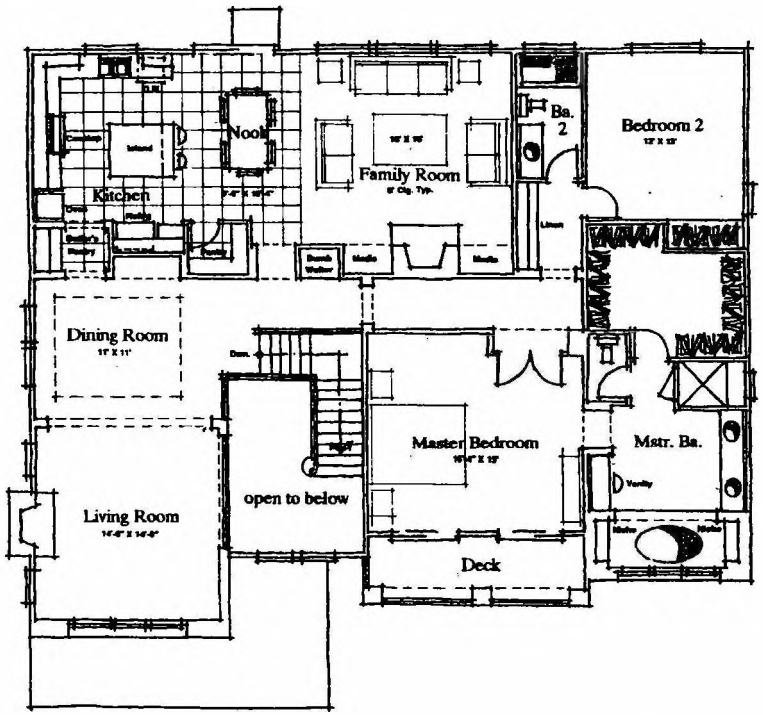
NOT TO SCALE

SOURCE: SHF - 2017

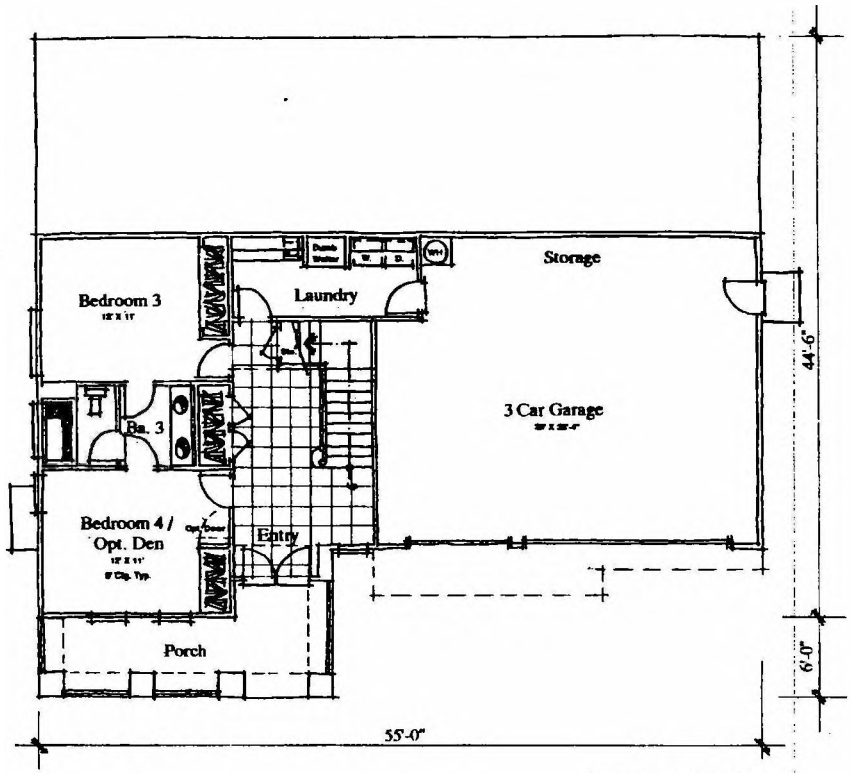
FIGURE 3.0-10

Conceptual Exterior Lots 5-8

902-01-0610



SECOND FLOOR PLAN
2045 sq.ft.



FIRST FLOOR PLAN
739 sq.ft.
total : 2789 sq.ft.

CHAMBERLAIN GROUP

HIGHLAND ESTATES- BUNKER HILL

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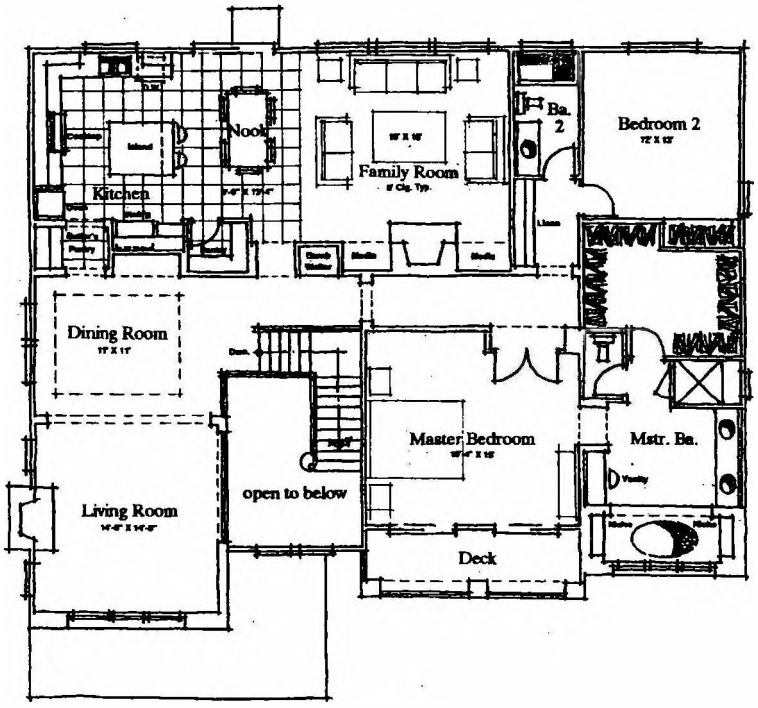
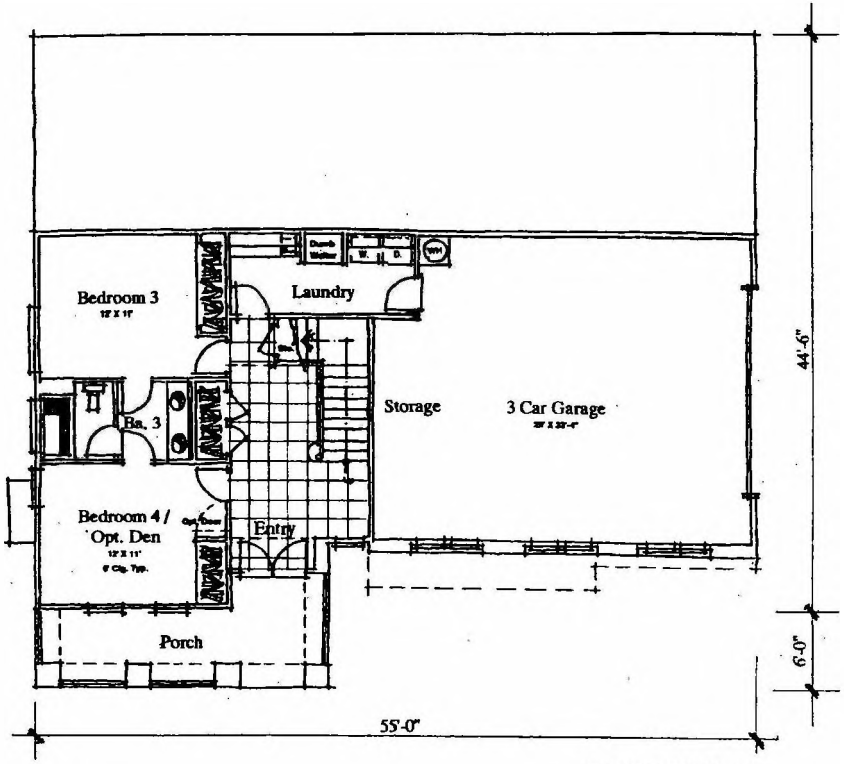
Straight-in Garage
PLAN THREE
Mark Gross & Associates, Inc.



SECOND FLOOR PLAN
2045 sq.ft.



FIRST FLOOR PLAN
739 sq.ft.
total : 2789 sq.ft.

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HIGHLAND ESTATES- BUNKER HILL

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Turn-in Garage
PLAN THREE
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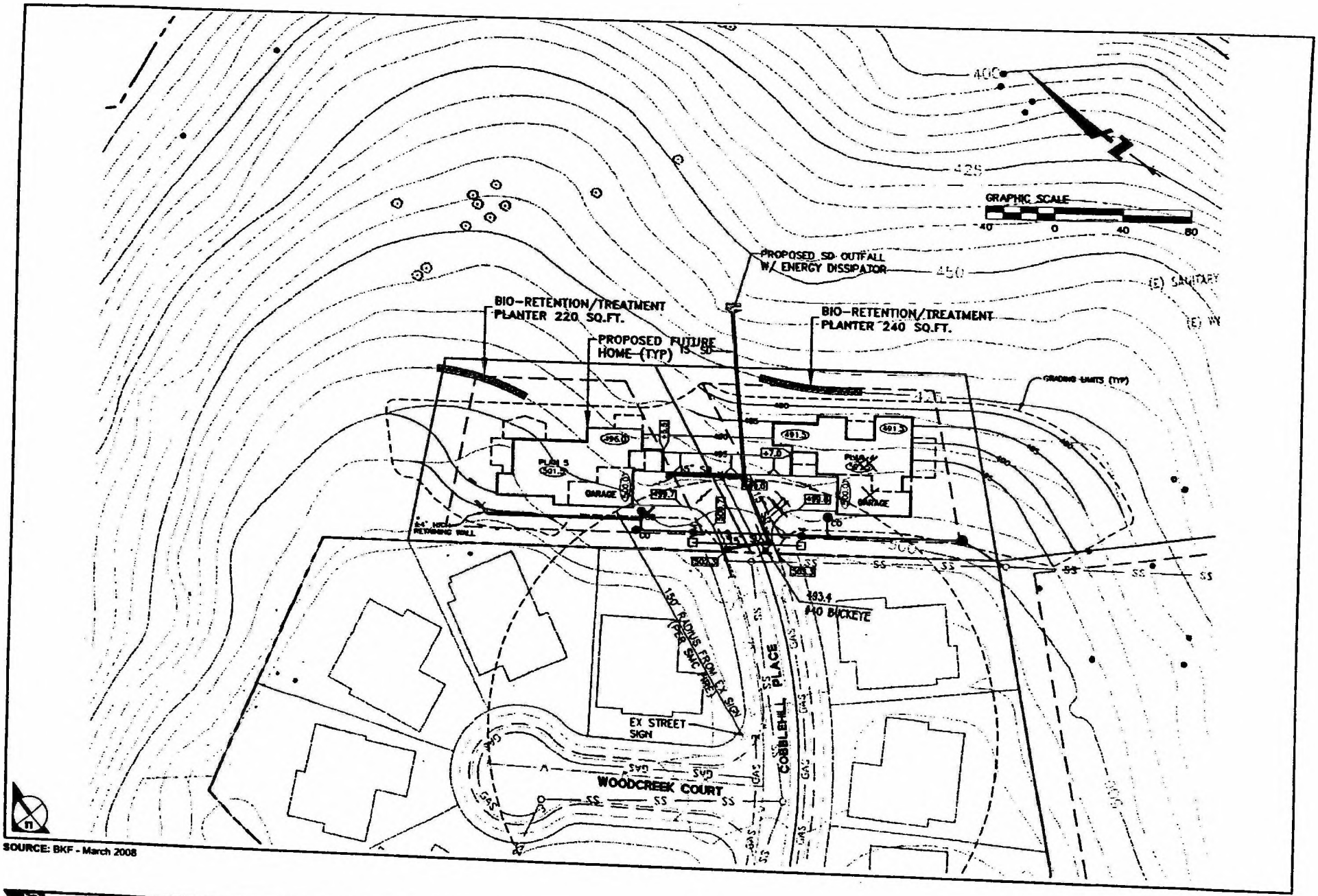
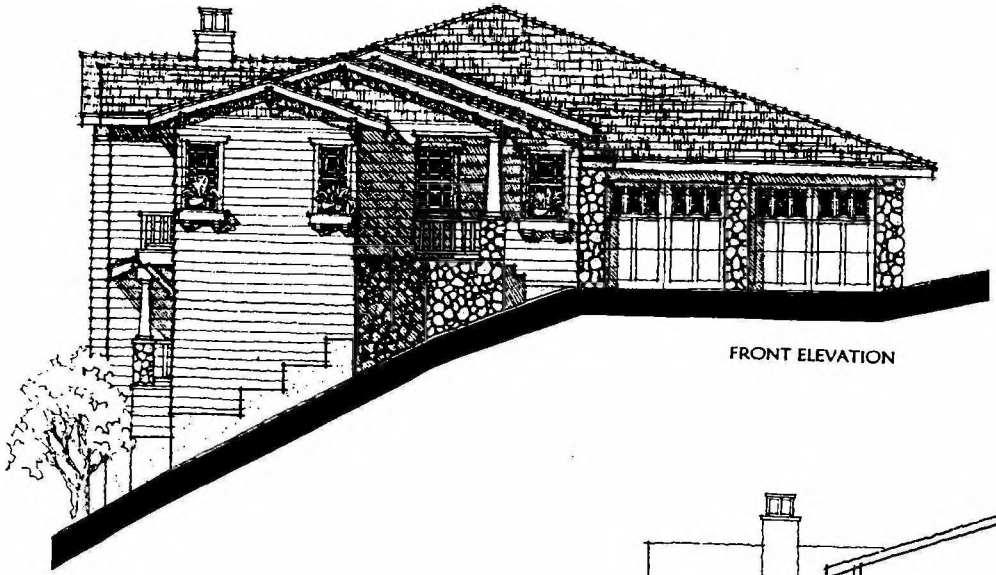


SOURCE: BKF - March 2008

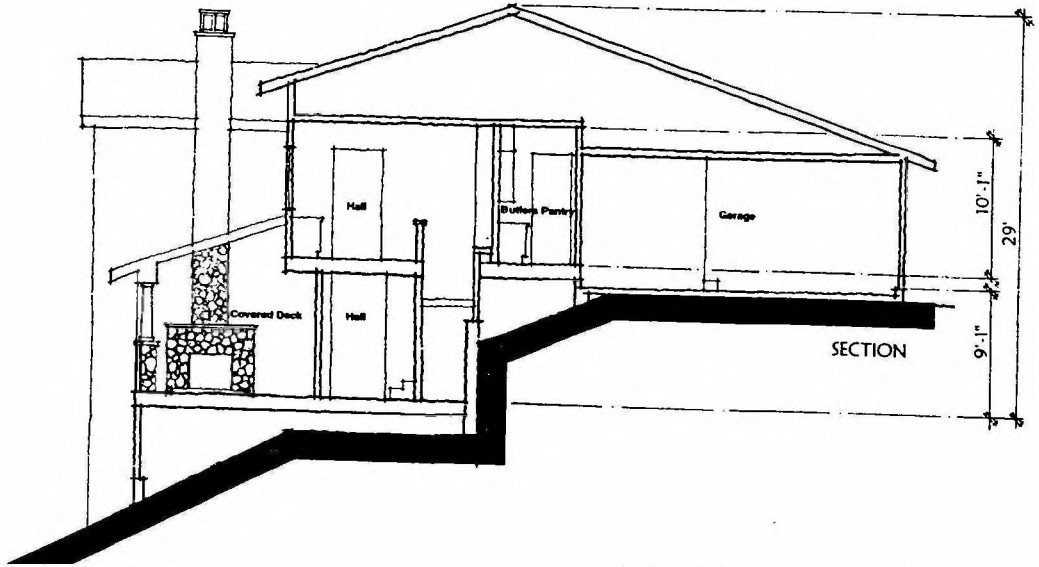
FIGURE 3.0-16

Proposed Grading and Detention Plan, Lots 9 and 10 (Cobblehill Place)

902-001•10/08



FRONT ELEVATION



SECTION

CHAMBERLAIN GROUP
HIGHLAND ESTATES

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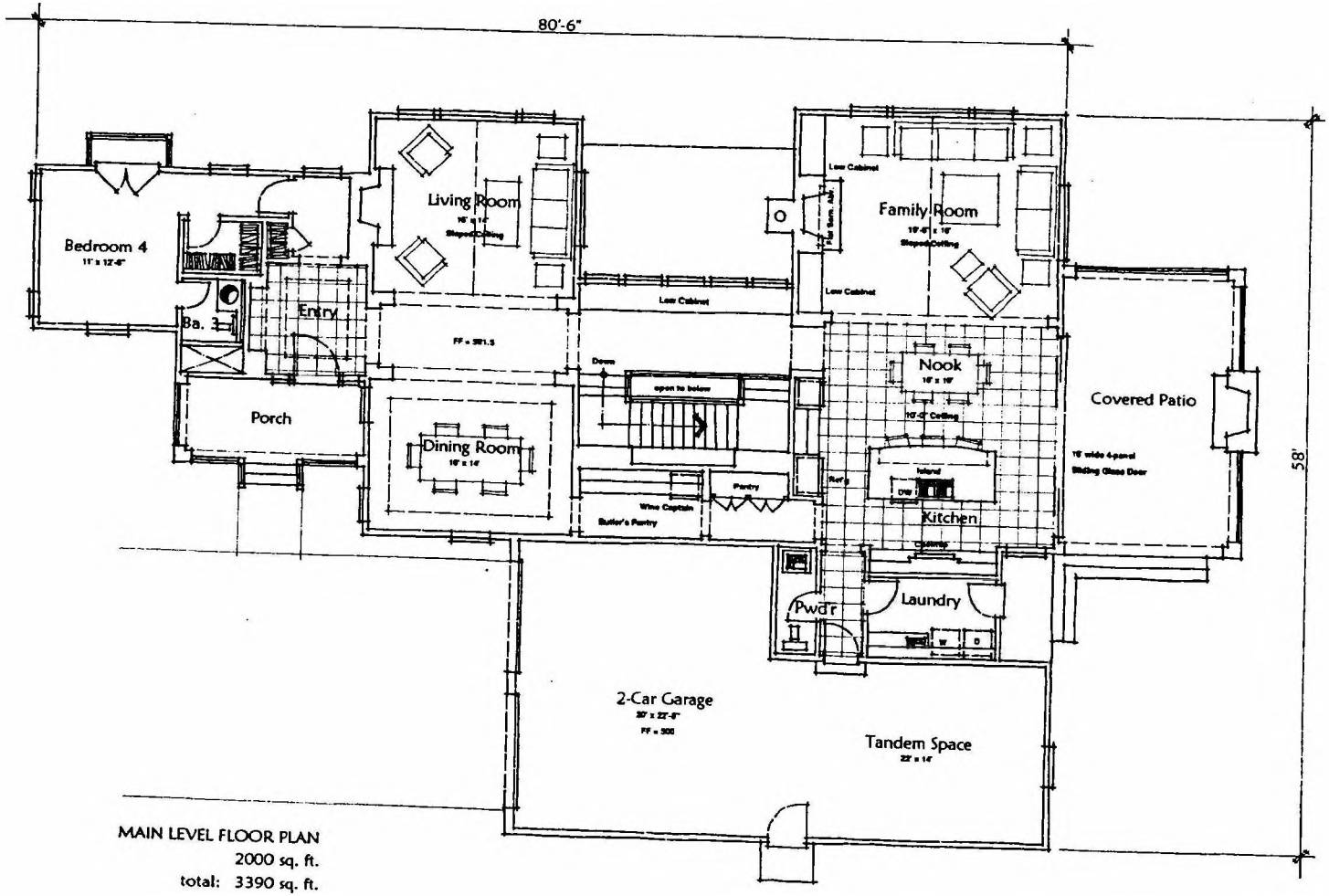
PLAN FOUR - LOT NINE

Mark Gross & Associates, Inc. MGA



MAIN LEVEL FLOOR PLAN
2000 sq. ft.
total: 3390 sq. ft.

CHAMBERLAIN GROUP
HIGHLAND ESTATES

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PLAN FOUR - LOT NINE

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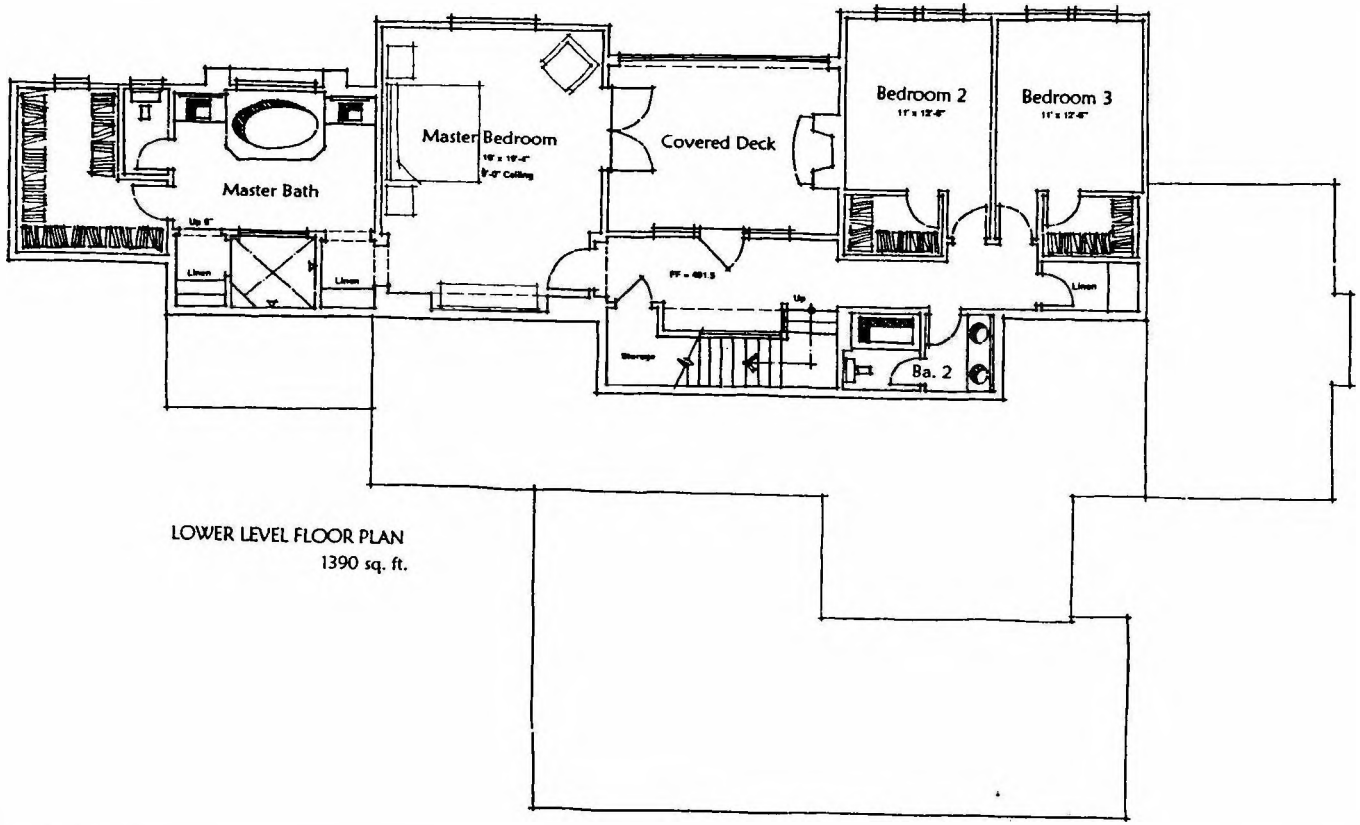

LOWER LEVEL FLOOR PLAN
1390 sq. ft.

CHAMBERLAIN GROUP
HIGHLAND ESTATES

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PLAN FOUR - LOT NINE
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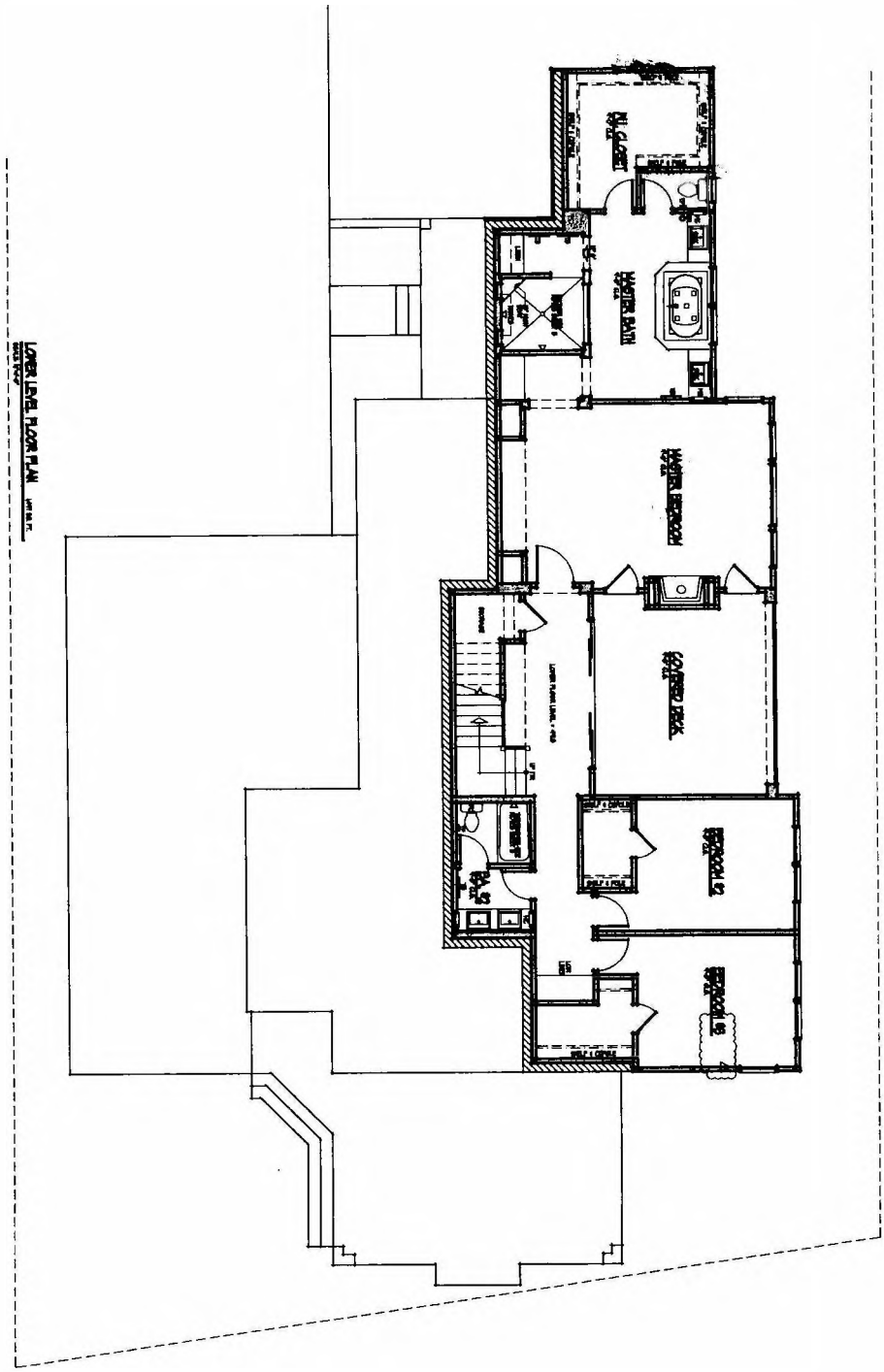

LOT No. 9
3,636 SQ. FT.

LOWER LEVEL FLOOR PLAN

"HIGHLAND ESTATES, LOT 9"
SAN MATEO, CALIFORNIA
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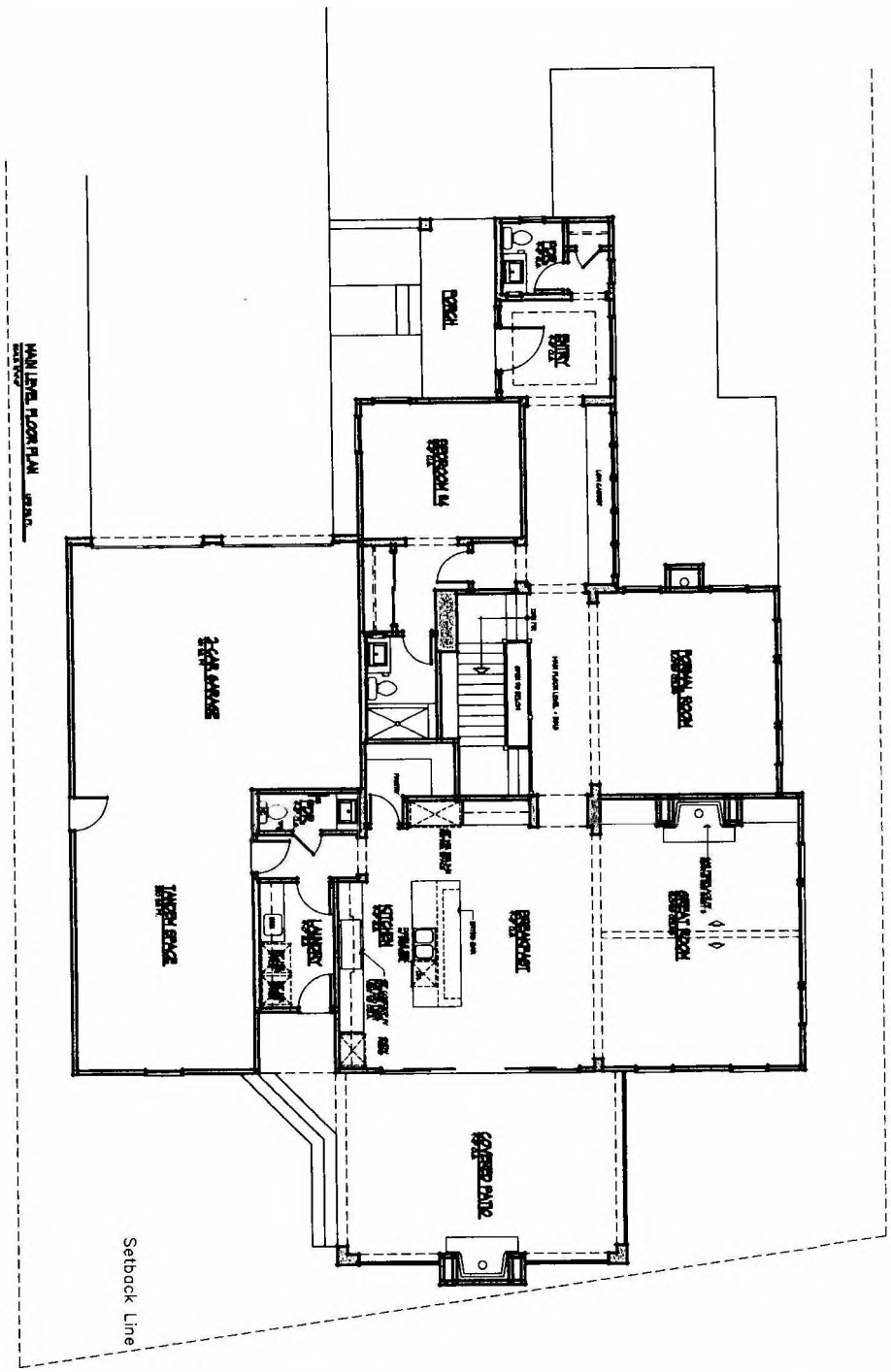

LOT No. 9
3,390 SQ. FT.
MAIN LEVEL FLOOR PLAN

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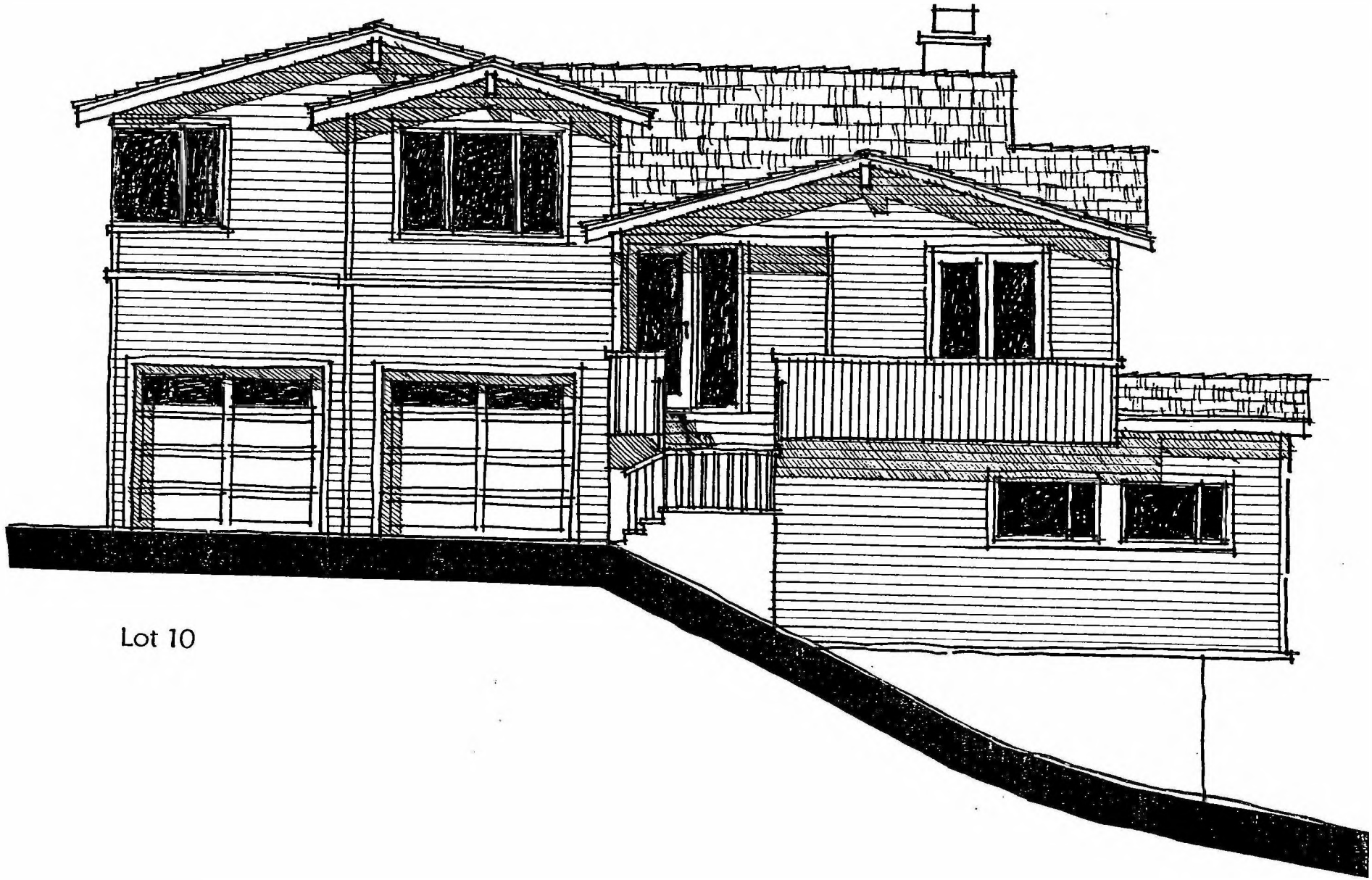
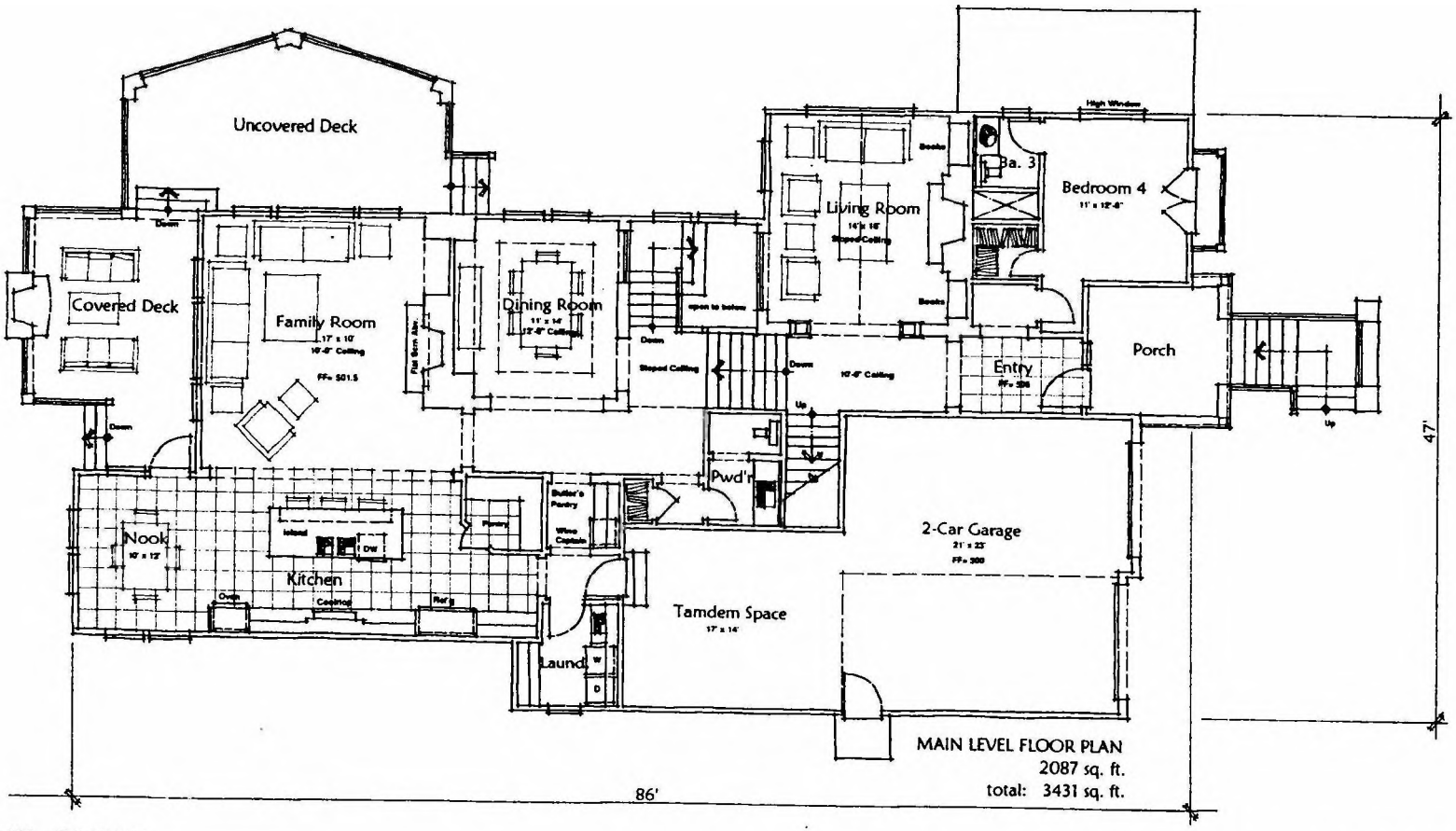


Lot 10



MAIN LEVEL FLOOR PLAN
2087 sq. ft.
total: 3431 sq. ft.

CHAMBERLAIN GROUP
HIGHLAND ESTATES

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PLAN FIVE - LOT TEN

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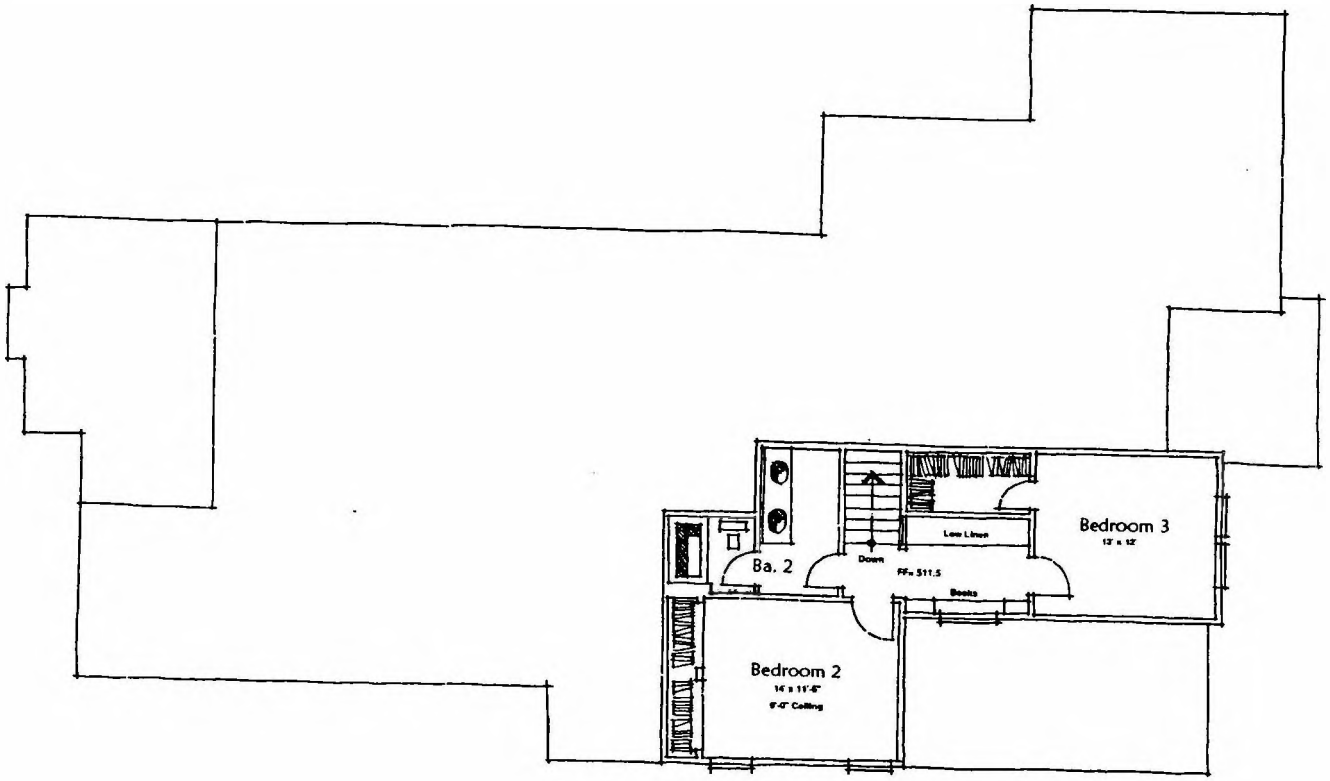

SECOND FLOOR PLAN
655 sq. ft.

CHAMBERLAIN GROUP
HIGHLAND ESTATES

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PLAN FIVE - LOT TEN
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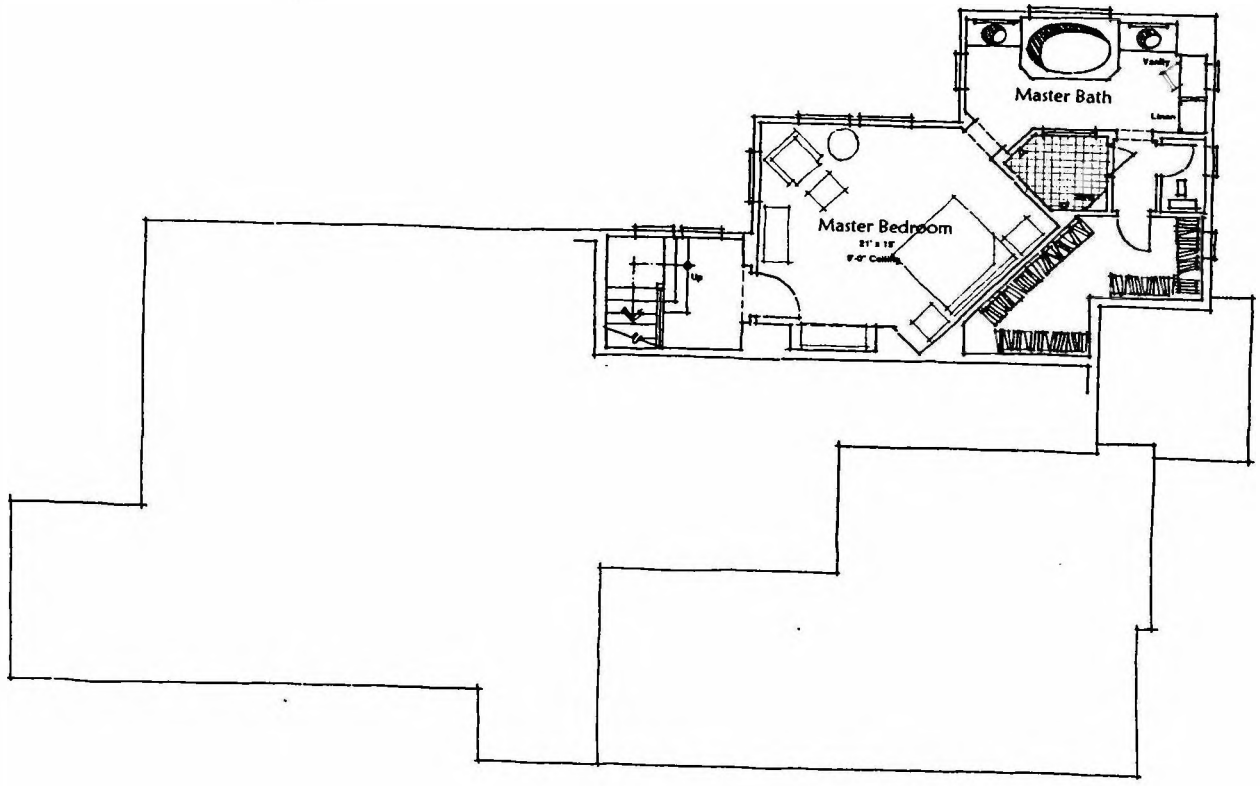

LOWER LEVEL FLOOR PLAN
689 sq. ft.

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HIGHLAND ESTATES

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PLAN FIVE - LOT TEN
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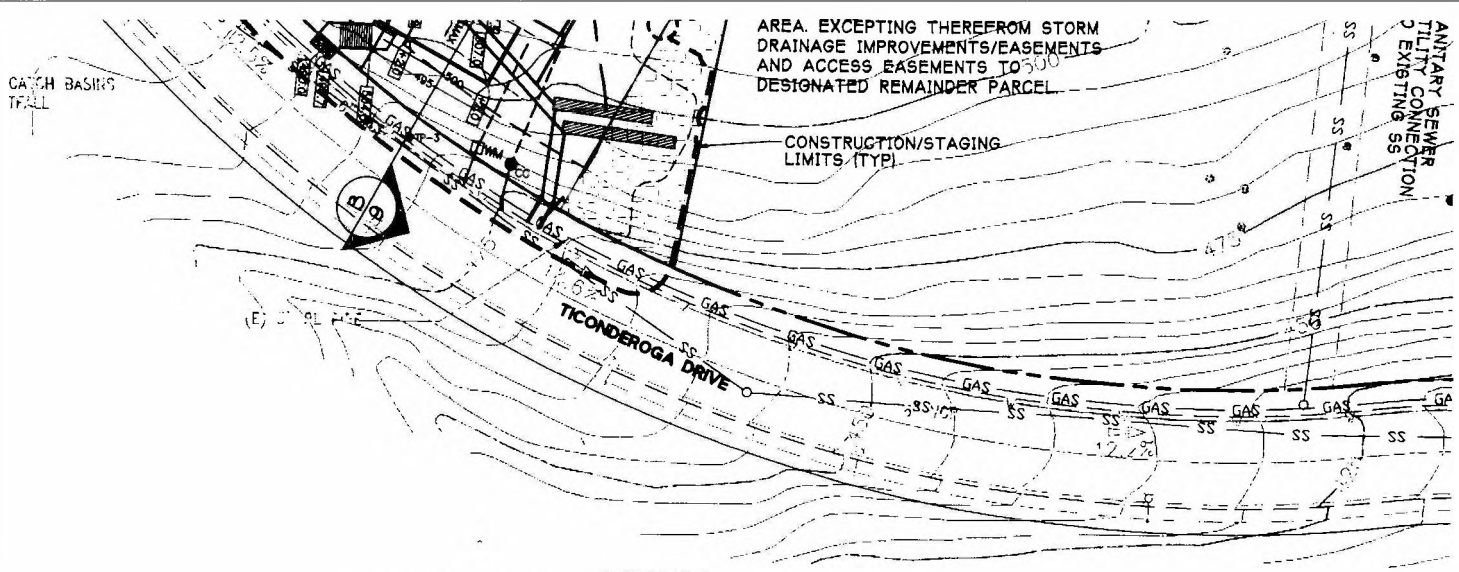
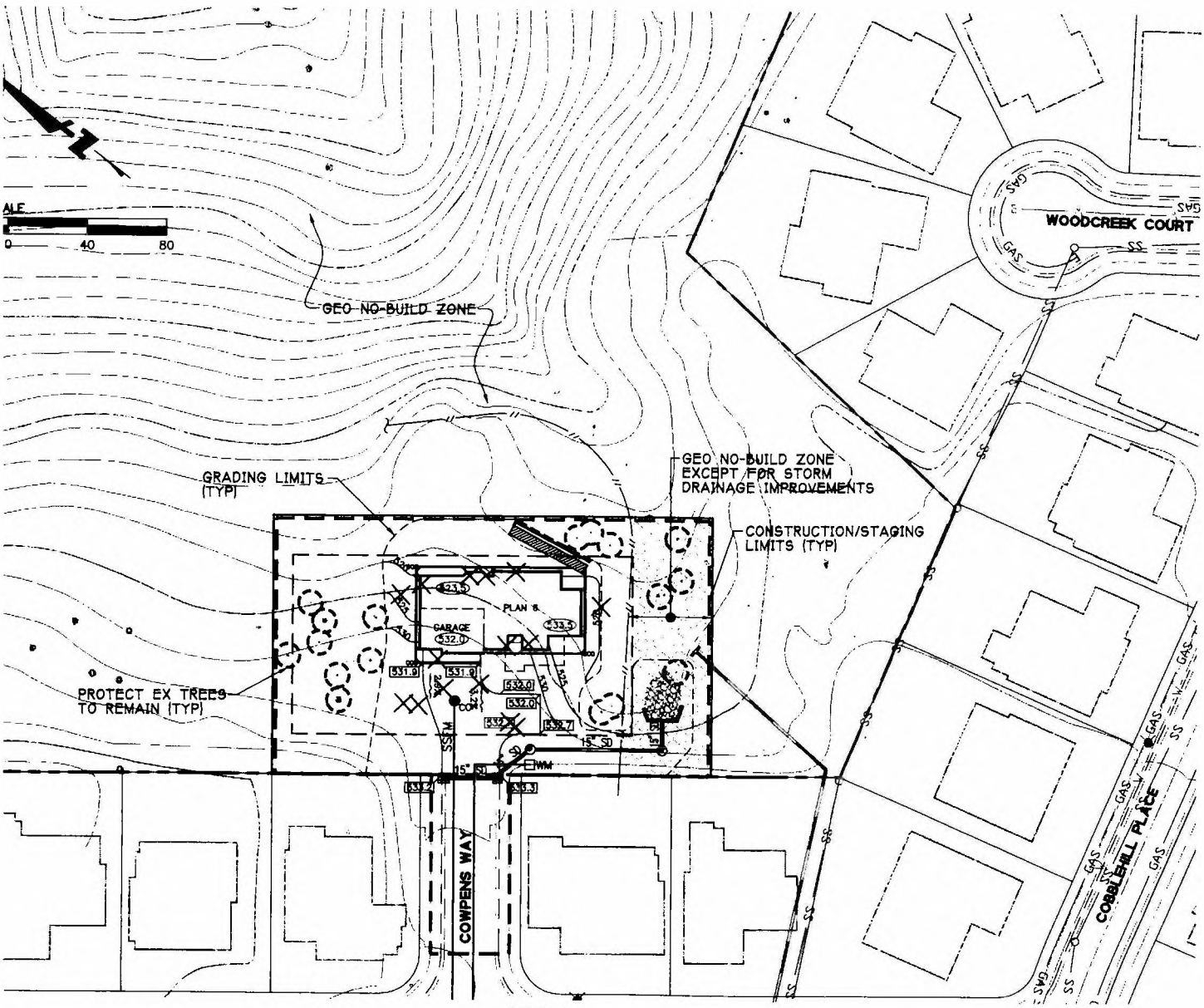


LOTS 5-8
CLEARING, CONSTRUCTION, AND GRADING LIMITS PLAN
SCALE: 1"=40'



LOT 11
CLEARING, CONSTRUCTION, AND GRADING LIMITS PLAN
SCALE: 1"=40'

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TIME.

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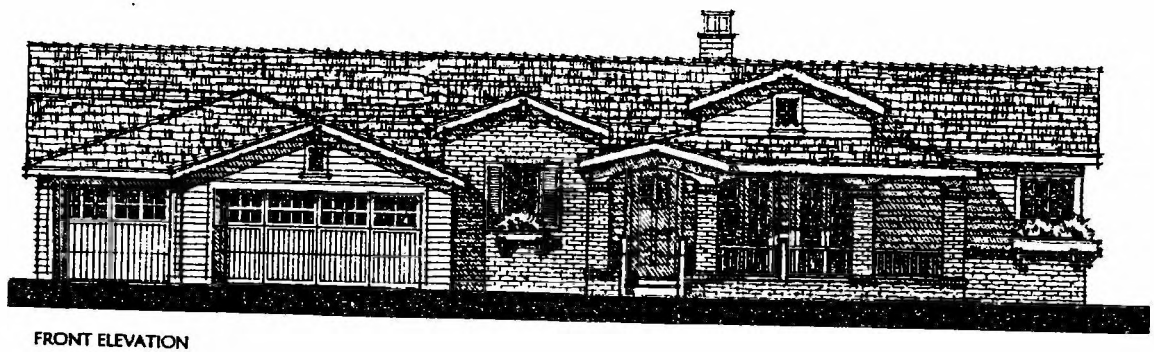
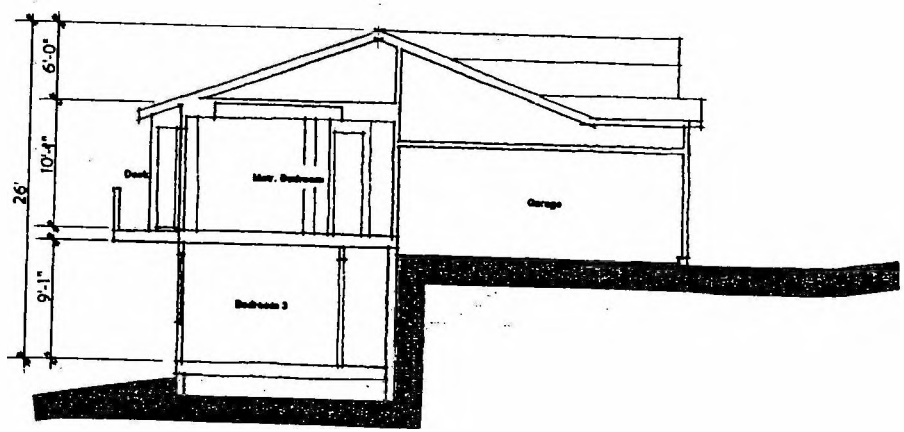


FRONT ELEVATION



SECTION

CHAMBERLAIN GROUP
HIGHLAND ESTATES

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PLAN SIX - LOT 11
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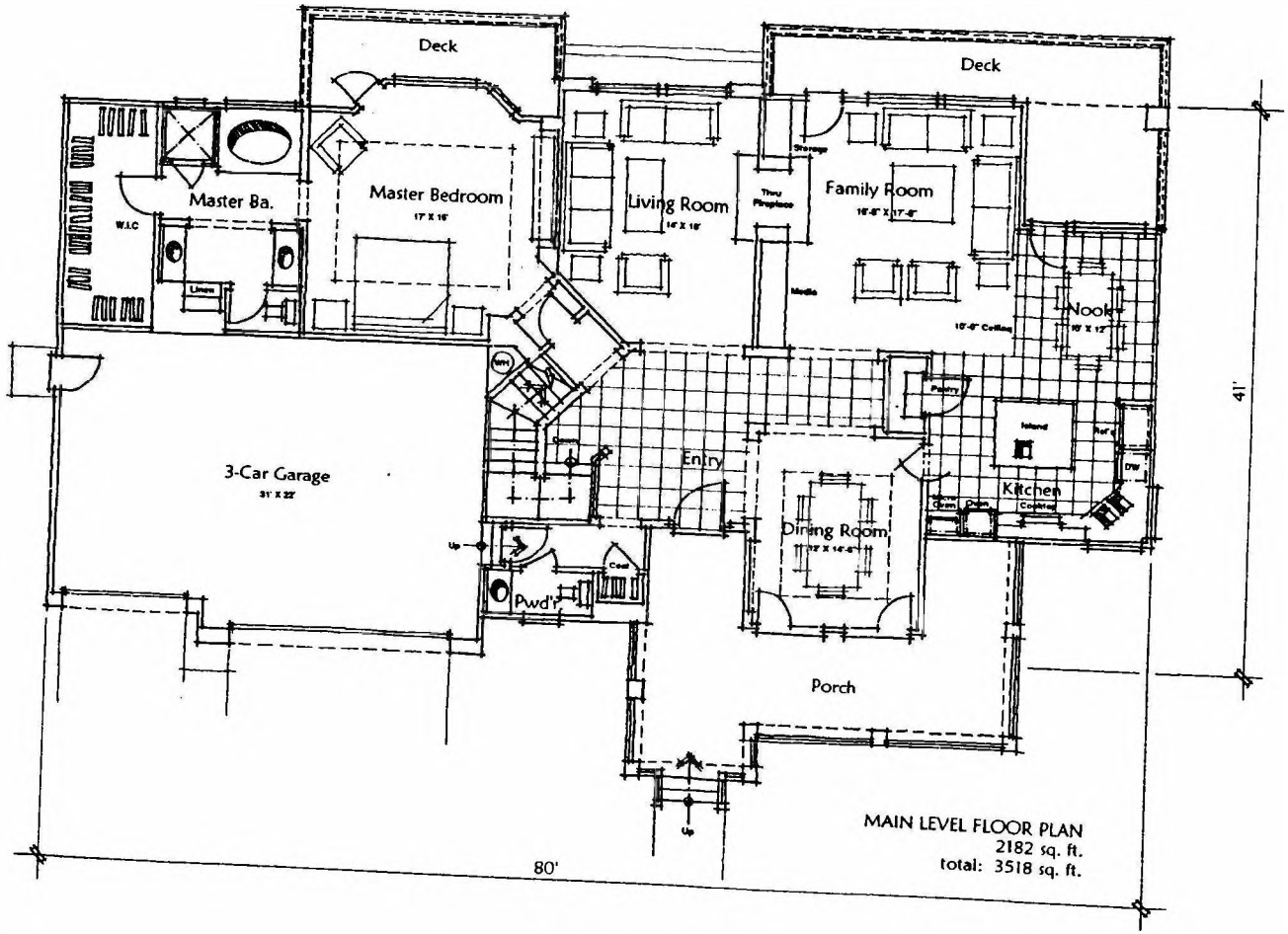

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HIGHLAND ESTATES

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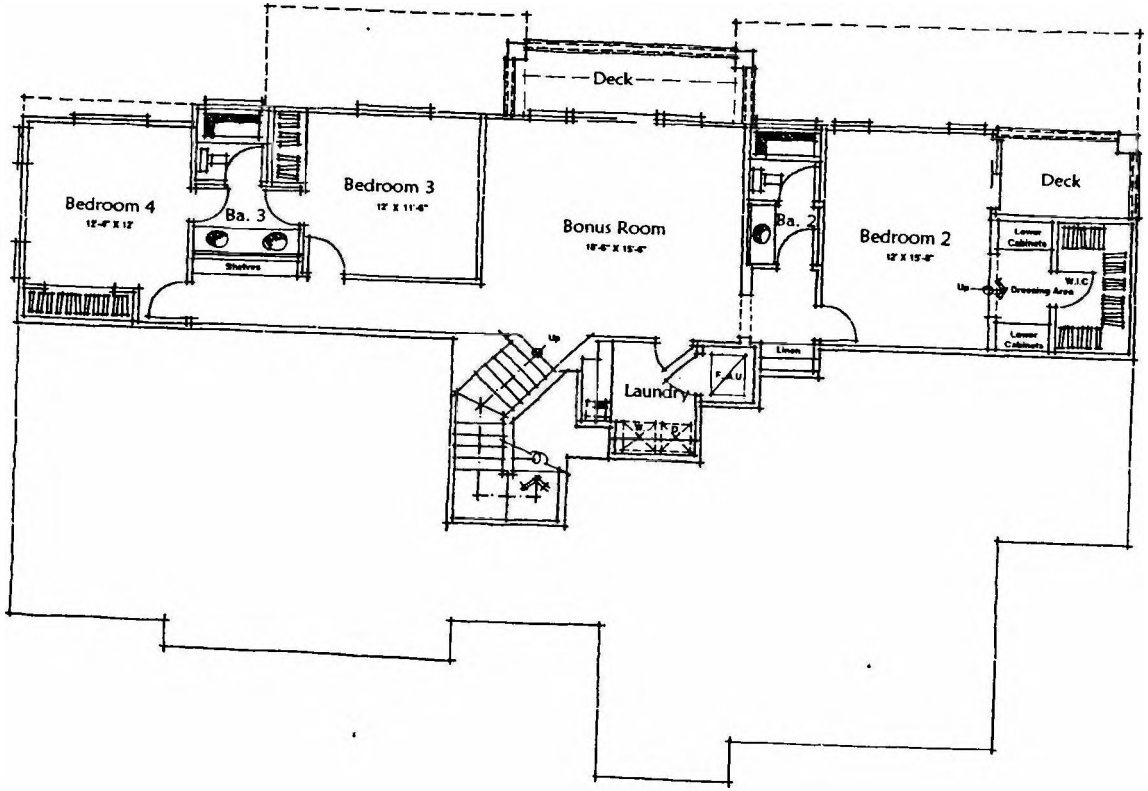
PLAN SIX - LOT ELEVEN

Mark Gross & Associates, Inc. MGA



LOWER LEVEL FLOOR PLAN
1336 sq. ft.

CHAMBERLAIN GROUP
HIGHLAND ESTATES

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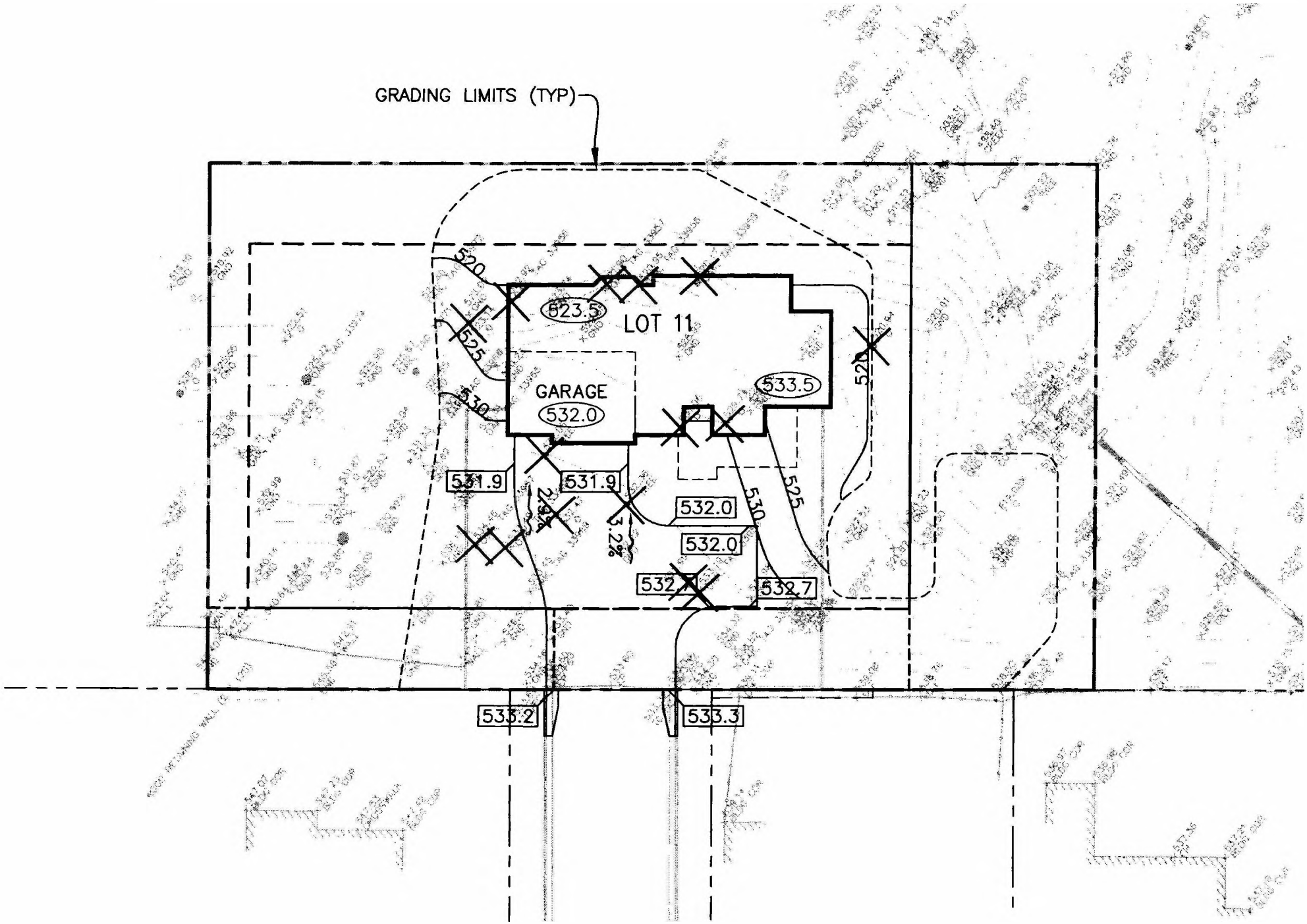
PLAN SIX - LOT ELEVEN

Mark Gross & Associates, Inc. MGA


GRADING LIMITS (TYP)
LOT 11
GARAGE
532.0
523.5
533.5
520
525
530
531.9
531.9
532.0
532.0
532.7
533.2
533.3
2.4%
3.2%

COUNTY OF SAN MATEO
PLANNING AND BUILDING

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
650-363-4849 F
www.planning.smcgov.org

January 14, 2016

Ticonderoga Partners, LLC
655 Skyway, Ste. 230
San Carlos, CA 94070

SUBJECT: Address Assignment to New Subdivision and Proposed Seven (7) Single-Family Residences

Please be advised that the following addresses have been assigned for parcel 041-101-370 ***(new parcel numbers not yet assigned)***:

Lot 5	2131 Ticonderoga Drive	Lot 9	2185 Cobblehill Place
Lot 6	2135 Ticonderoga Drive	Lot 10	2184 Cobblehill Place
Lot 7	2139 Ticonderoga Drive		
Lot 8	2141 Ticonderoga Drive	Lot 11	88 Cowpens Way

This will make it possible for the quick arrival of emergency vehicles to the property. This will also conform to the numbering of the other residences on your block.

Please post the new numbers and notify your correspondents. This department will notify the following agencies:

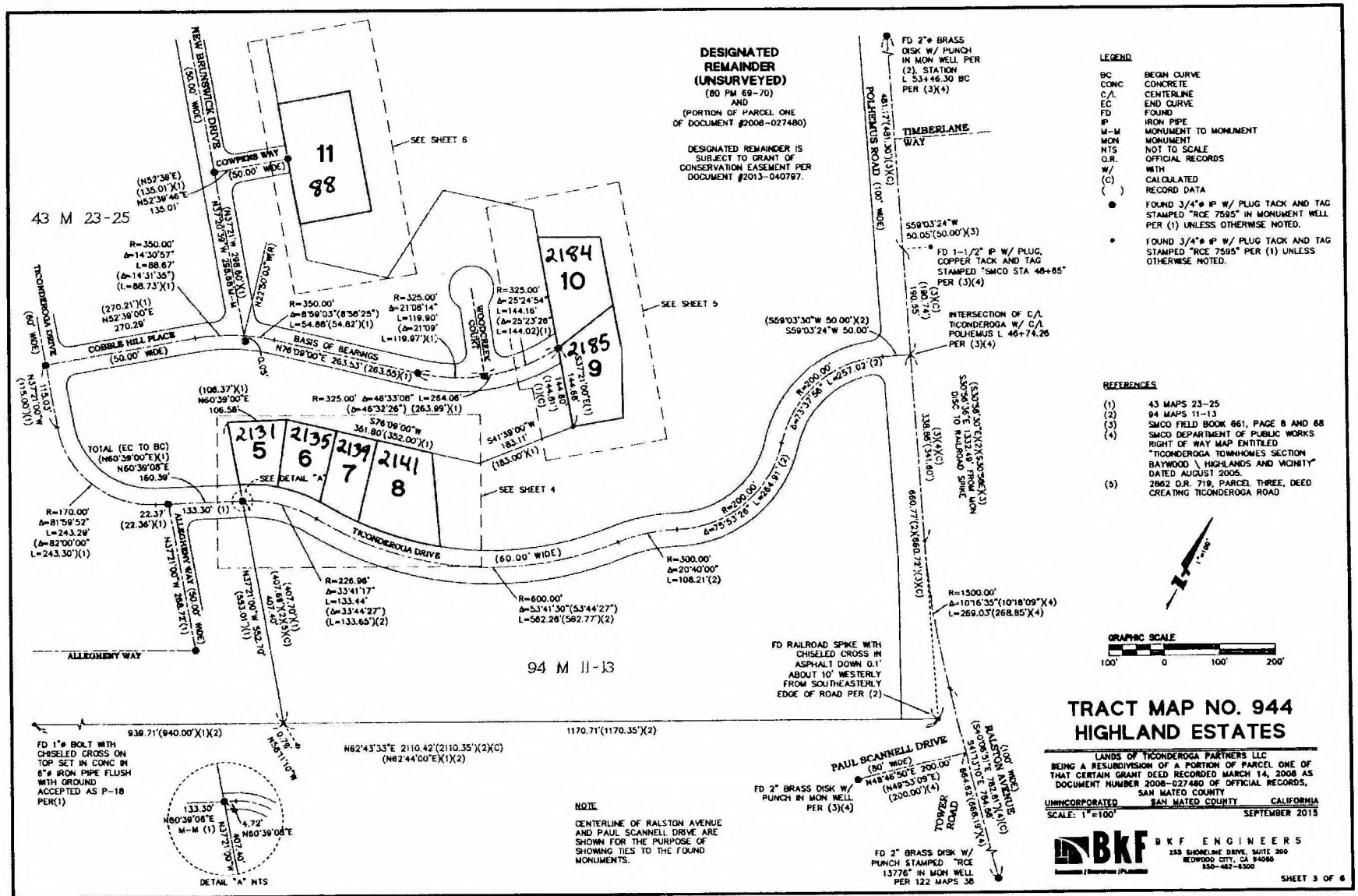
Assessor's Office	San Francisco Post Office
Sheriff's Office	Pacific Bell (SBC)
Registrar of Voters	PG&E
Public Safety/Communications	Local Refuse Agency
Fire Department	Local School District
Local Post Office	Thomas Bros. Maps (new streets only)

Paula Vraast Thomsen

Paula Vraast Thomsen
Building Inspection Technician
pthomsen@smcgov.org

PVT:fc – PVTAA0004_WFN.DOCX
Frm00445_bld.docx (3/11/14)

COUNTY OF SAN MATEO CALIFORNIA



APPROVED 09/23/15 CBV

9/8/15 MAP CHECK SUBMITTAL

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

APPLICATION FOR PERMIT

PERMIT NUMBER: BLD2016-00158

SITE ADDRESS: 2184 COBBLEHILL PL LOT 10, SAN MATEO, CA 94402
PROJECT NAME: CAL-GREEN SFD
ASSESSOR'S PARCEL NUMBER: 041101370

APPLICANT INFORMATION

JACK CHAMBERLAIN, TICONDEROGA PARTNER LLC
655 SKYWAY STE 230
SAN CARLOS, CA 94070

Phone #1 : 6505955582
Phone #2 : 650-631-0415

CONTRACTOR INFORMATION

NEXGEN BUILDERS INC
Jim Hardcastle
225 DEMETER STREET
EAST PALO ALTO, CA 94303
LIC #: 709928
Phone #1: 6503225800
Phone #2: 650-444-1960
WC Policy #: 7600013745
WC Expires: 10/01/2016

ARCHITECT INFORMATION

MARK GROSS & ASSOCIATES, INC
MARK GROSS
8881 RESEARCH DRIVE
IRVINE, CA 92618

Phone #1 : 949-387-3800
Phone #2 :

ENGINEER INFORMATION

ESI / FME INC
DALE FORBES
1800 E. 16TH STREET
SANTA ANA, CA 92701

Phone #1 : 714-835-2800
Phone #2 :

PROJECT DESCRIPTION:
LOT 10 - NEW GRN 4 Bedroom, 3.5 Bath, 3431 sq. ft. three level SFD with attached 738 sq. ft. GARAGE. 278 sq.ft. Covered DECK off of Family room & 275 sq. ft. DECK off of Family Room. 97 sq. ft. Covered Entry Porch.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all applicable ordinances and state laws regulating building construction.

AGENT FOR: HIGHLAND ESTATES DEVELOPMENT 1, LLC

SIGNED: [signature] DATE: 1-28-16

Routed To:

(✓) Planning Dept. 1/5 (✓) Public Works Dept. 2/5 (✓) GeoTech. 3/5 (✓) Fire Dept. 4/5
( ) Health Dept. (✓) School Impact Fee. (✓) County Sewer District

County of San Mateo
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849
Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

APPLICATION FOR PERMIT

PERMIT NUMBER: BLD2016-00163

SITE ADDRESS: 2135 TICONDEROGA DR LOT 6, SAN MATEO, CA 94402
PROJECT NAME: CAL-GREEN SFD
ASSESSOR'S PARCEL NUMBER: 041101370

APPLICANT INFORMATION

JACK CHAMBERLAIN, TICONDEROGA PARTNER LLC
655 SKYWAY STE 230
SAN CARLOS, CA 94070

Phone #1 : 6505955582
Phone #2 : 650-631-0415

CONTRACTOR INFORMATION

NEXGEN BUILDERS INC
Jim Hardcastle
225 DEMETER STREET
EAST PALO ALTO, CA 94303
LIC #: 709928
Phone #1: 6503225800
Phone #2: 650-444-1960
WC Policy #: 7600013745
WC Expires: 10/01/2016

ARCHITECT INFORMATION

MARK GROSS & ASSOCIATES, INC
MARK GROSS
8881 RESEARCH DRIVE
IRVINE, CA 92618

Phone #1 : 949-387-3800
Phone #2 :

ENGINEER INFORMATION

ESI / FME INC
DALE FORBES
1800 E. 16TH STREET
SANTA ANA, CA 92701

Phone #1 : 714-835-2800
Phone #2 :

PROJECT DESCRIPTION:
LOT 6 - NEW GRN 4 Bedroom, 3 Bath, 2789 sq. ft. two Story SFD with attached 666 sq. ft. GARAGE. 82 sq. ft. DECK off of M. Bedroom. 164 sq. ft. ENTRY PORCH.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all applicable ordinances and state laws regulating building construction.

AGENT FOR: _____

SIGNED: _____ DATE: _____

Routed To:

(✓) Planning Dept. 4/5 ( ) Public Works Dept. ( ) GeoTech. ( ) Fire Dept.

( ) Health Dept. ( ) School Impact Fee. ( ) County Sewer District

County of San Mateo
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

APPLICATION FOR PERMIT

PERMIT NUMBER: BLD2016-00162

SITE ADDRESS:	2139 TICONDEROGA DR LOT 7, SAN MATEO, CA 94402
PROJECT NAME:	CAL-GREEN SFD
ASSESSOR'S PARCEL NUMBER:	041101370

APPLICANT INFORMATION

JACK CHAMBERLAIN, TICONDEROGA PARTNER LLC
655 SKYWAY STE 230
SAN CARLOS, CA 94070

Phone #1 : 6505955582
Phone #2 : 650-631-0415

CONTRACTOR INFORMATION

NEXGEN BUILDERS INC
Jim Hardcastle
225 DEMETER STREET
EAST PALO ALTO, CA 94303
LIC #: 709928
Phone #1: 6503225800
Phone #2: 650-444-1960
WC Policy #: 7600013745
WC Expires: 10/01/2016

ARCHITECT INFORMATION

MARK GROSS & ASSOCIATES, INC
MARK GROSS
8881 RESEARCH DRIVE
IRVINE, CA 92618

Phone #1 : 949-387-3800
Phone #2 :

ENGINEER INFORMATION

ESI / FME INC
DALE FORBES
1800 E. 16TH STREET
SANTA ANA, CA 92701

Phone #1 : 714-835-2800
Phone #2 :

PROJECT DESCRIPTION:
LOT 7 - NEW GRN 4 Bedroom, 3 Bath, 2789 sq. ft. two Story SFD with attached 683 sq. ft. GARAGE. 82 sq. ft. DECK at Master Bedroom. 150 sq. ft. ENTRY PORCH.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all applicable ordinances and state laws regulating building construction.

AGENT FOR: HIGHLAND ESTATES DEVELOPMENT I, LLC

SIGNED: [signature] DATE: 1-28-16

Routed To:

(✓) Planning Dept. 1/5	( ) Public Works Dept.	( ) GeoTech.	( ) Fire Dept.
( ) Health Dept.	( ) School Impact Fee.	( ) County Sewer District	

County of San Mateo
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849
Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

APPLICATION FOR PERMIT

PERMIT NUMBER: BLD2016-00159

SITE ADDRESS: 88 COWPENS WAY LOT 11, SAN MATEO, CA 94402
PROJECT NAME: CAL-GREEN SFD
ASSESSOR'S PARCEL NUMBER: 041101370

APPLICANT INFORMATION

JACK CHAMBERLAIN, TICONDEROGA PARTNER LLC
655 SKYWAY STE 230
SAN CARLOS, CA 94070

Phone #1 : 6505955582
Phone #2 :

CONTRACTOR INFORMATION

NEXGEN BUILDERS INC
Jim Hardcastle
225 DEMETER STREET
EAST PALO ALTO, CA 94303
LIC #: 709928
Phone #1: 6503225800
Phone #2: 650-444-1960
WC Policy #: 7600013745
WC Expires: 10/01/2016

ARCHITECT INFORMATION

MARK GROSS & ASSOCIATES, INC
MARK GROSS
8881 RESEARCH DRIVE
IRVINE, CA 92618

Phone #1 : 949-387-3800
Phone #2 :

ENGINEER INFORMATION

ESI / FME INC
DALE FORBES
1800 E. 16TH STREET
SANTA ANA, CA 92701

Phone #1 : 714-835-2800
Phone #2 :

PROJECT DESCRIPTION:

LOT 11 - NEW GRN 4 Bedroom, 3.5 Bath, two story 3524 sq. ft. SFD with attached 677 sq. ft. GARAGE. 362 sq. ft. Covered ENTRY PORCH, 296 sq.ft. DECK # 1 off of Family Room. 142 sq.ft. DECK # 2 off of Master Bedroom. 156 sq. ft. DECK # 3 off of Bonus Room. 68 sq. ft. DECK # 4 off of Bedroom # 2.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all applicable ordinances and state laws regulating building construction.

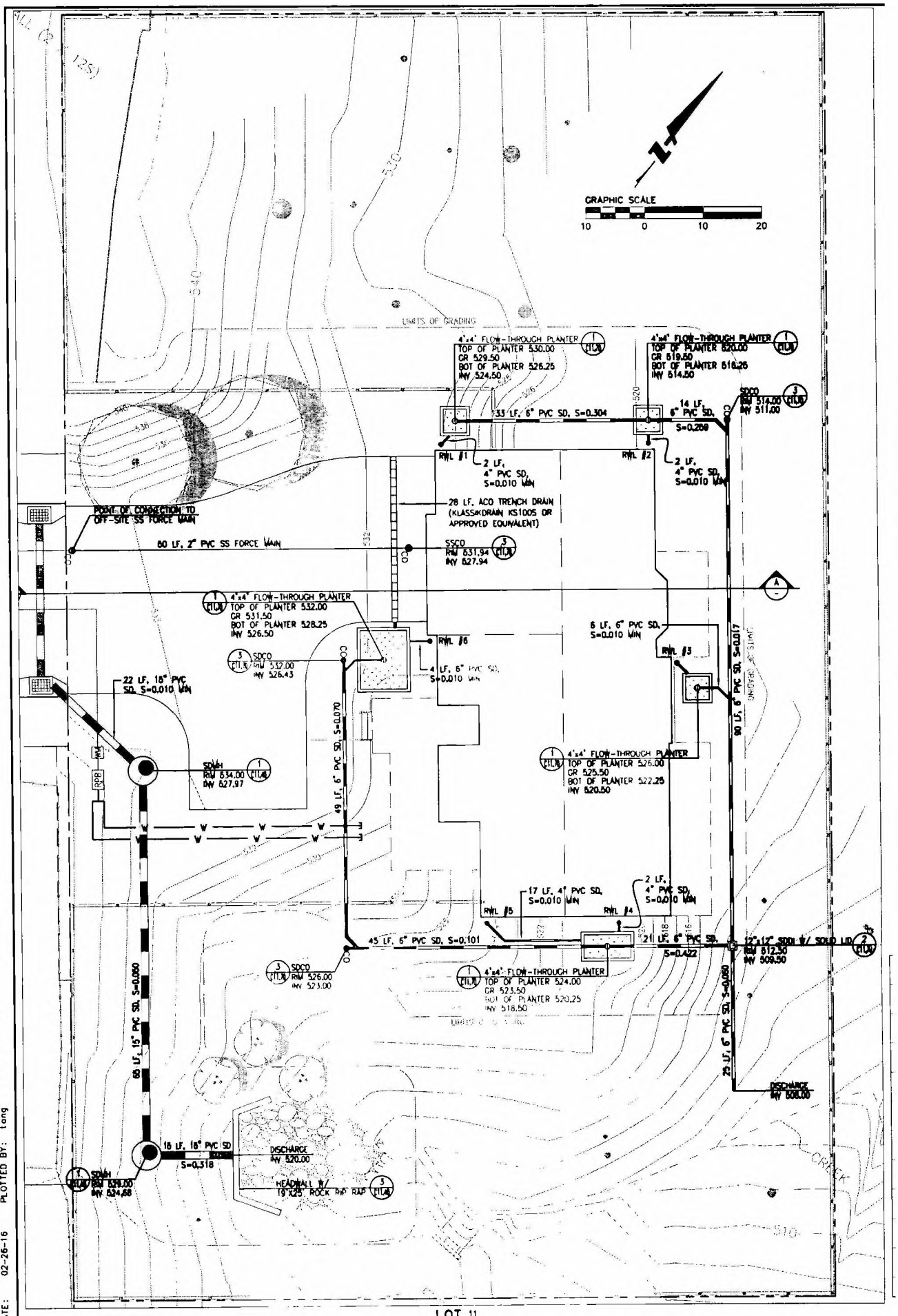
AGENT FOR: Highland Cottages Development I, LLC

SIGNED: [signature] DATE: 1-23-16

Routed To:

(✓) Planning Dept. ( ) Public Works Dept. ( ) GeoTech. ( ) Fire Dept.

( ) Health Dept. ( ) School Impact Fee. ( ) County Sewer District



LOT 11
UTILITY PLAN
SCALE: 1"=10'

DRAWING NAME: K:\Eng95\950168\dwg\CD\Lot_11\C11.40-HECDSP.dwg
PLOT DATE: 02-26-16
PLOTTED BY: tang

For Camille

WHAT DO X DESIGNATE

GOOD NEIGHBOR FENCE IN NO BUILD ZONE

STORY POLES

Deed restrictions

Joe's son → Plans available

Craftsman vs Eichler

Where is driveway in Lot 8

Traffic (county review)

Frogs

RECEIVED

2016 MAR -3 P 12:05

SAN MATEO COUNTY
PLANNING AND BUILDING
DEPARTMENT

BLD 2016-00160 (9)
BLD 2016-00158 (10)

Plan Check Checklist Form

COUNTY OF SAN MATEO
Planning & Building Department

Date: 3/15/16
Plan Checker: C Leung
Reviewed: _____
Building Case No.: BLD ____
Primary Permit No.: PLN 2006-00357

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

Owner/Applicant: Jack Chamberlain
A.P.N.(s): see letter
Address: see letter

Zoning: R-1 / S-81
Project Description: Lots 9, 10
485, 2184 Cobblehill Place

Parcel Identification and Legality

Yes	No	
☐	☒ 9,10	Dimensions, shape, & streets on plans match reference maps?
☒	☐	Legal parcel (County file # or reference #: BOS 4/27/10)
☒	☐	Legality check required (if a COC application is required, a "Chain of Title" is required)
☑	☒	Documentation required
☒	☐	Easements or street dedication affecting project
☐	☒	Survey Required (required for construction within 5 feet of required setback)

Use

Yes	No	
☒	☐	Plans consistent with stated use
☒	☐	Allowed by Zoning
☐	☐	Use in C-I/WMP District, check "Definition"
☐	☐	Legal Nonconforming Use ☐ Illegal?
☐	☐	Priority Land Use in Coastal Zone (If yes, attach Priority Land Use Form)

Second Unit

Yes	No	
☐	☐	Second Unit quota availability (Notate in Quota Log the PLN case info)
☐	☐	Second Unit Checklist completed and attached

Development Standards

Yes	No			
☑	☐	Lot Size (If RH, RM, TPZ, PAD, S-11, SS-104 then may require slope or density analysis.)	Required Sq. Ft.= N/A	Existing Sq. Ft.= N/A (9: 17,997 ☐ (net 11,501 ☐) 10: 17,994 ☐ (net 15,244 ☐))
☑	☐	Lot Area/Dwelling Unit	Required Sq. Ft.= N/A	Proposed Sq. Ft.= N/A
☑	☐	Lot Width	Required Ft.=	Existing/Proposed Ft.=
☑	☐	Yards - Front:	Required Ft.= 20	Proposed Ft.= 9: 47.91 10: 22.62
		Rear:	Required Ft.= 20	Proposed Ft.= 9: 53.08 10: 46.14
		Right side:	Required Ft.= 5	Proposed Ft.= 9: 24.58 10: 31.17
		Left side:	Required Ft.= 5	Proposed Ft.= 9: 15.28 10: 24.50
		Combined Side Yard:	Required Ft.= —	Proposed Ft.= —
☑ 9,10	☐	Building Height	Max Ft.= 29' (9) 26' (10)	
			Proposed Ft.=	☑ Height Verification Required? per COA
☑ 9,10	☐	Lot Coverage	Maximum %= 40	Proposed %=
		Calculations:		
☐	☒	F.A.R.	Maximum sq. ft. or %= 9: 3390 10: 3431	9= 7198.8 max 4a 3623 (P) = 20% 10= 7197 max (P) 3552
			Proposed sq. ft. or %= 9: 4488 10: 43945	
		Calculations:		
☐	☐	Legal Nonconforming Structure	☐ Proposal compiles	
☑	☐	Parking - Covered	2 Required	3 Proposed
		Uncovered	X Required	X Proposed
		✗ In ELH, compliance with guest parking (minimum of 2 uncovered spaces for new homes).		
☐	☐	Compliance with Parking Design Standards (driveway width, turning radius).		
		OK Decks:	Existing sq. ft.=	Proposed sq. ft.=
☐	☐	N/A Detached accessory buildings, structures, tanks, spa, pools, pool/spa equipment, etc.		
☐	☐	N/A Daylight Plane Consistent with Zoning District		
☐	☐	Bay Windows	☐ Proposal compiles	
☐	☐	Attic/Basement Areas:		
☐	☐	Compliance with Landscaping Requirements		

☐ Tree Replacement
☐ Landscaping required by Design Review permit conditions of approval
☐ Includes 2,500 sq. ft. or more of developer-installed landscaping or 5,000 sq. ft. or more of homeowner-provided landscaping? If yes, Water Efficient Landscape Ordinance applies.

	Cut	Fill	Total	limits ok?
(P) 10	300	300	600	grading
(A) 10	770	310	1080	
(P) 9	140	1800	1940	
(A) 9	0	2600	2600	

	Removed	replant	remove +	replant +
9	Ø	3-15g	3 ?	3
10	Ø	3-15g	4?	1

↑TREES

☐ 9,10 ☐ Fences and Retaining Walls: Proposed Height= 14' (10)

☐ ☐ Signs: Allowed Sq. Ft=_____ Existing sq. ft.= in B.E. Proposed sq. ft.= _____

Water Source: ☐ Well, shown on map ☐ Water District Source: _____

Sanitary: ☐ Septic Drain Field, shown on map ☐ Sewer District Source: _____

☐ ☐ Tree Removal: ☑ Yes ☐ No; Permit Required: ☐ Yes ☐ No

☑ ☐ Grading: ☑ Yes _____cu. Yds. ☐ No; Permit Required: ☐ Yes ☐ No

Construction/Grading-Phase Stormwater Regulations

Complies Yes/NA | No

☐ ☐ **Area of Land Disturbance** _____ **(sq.ft./acres)** estimated by a licensed professional (engineer, architect, or contractor) (Bldgs, retaining walls, drainage improvements, etc.)

☐ State General Construction Activity NPDES Permit (NOI) required prior to land disturbance:
Area of disturbance equals 1 acre (43,560 sq. ft.) or more

☑ Erosion Control Plan required (Section 8602.2), if area of disturbance is:
(1) On slopes greater than 20%, (2) In any sensitive habitat or buffer zone,
(3) Greater than 1,000 sq. ft. (In County Scenic Corridor), (4) 5,000 sq.ft. or greater (Out of Scenic Corridor), (5) within ASBS watershed

☐ ☐ **Construction Stormwater Regulated Site (SWRS):**

☑ Project is a SWRS and requires monthly BLD inspections during wet season if:
1. Land Disturbance is 1 acre or more, OR
2. Project requires a Grading Permit, OR
3. Project involves a New Structure; Major Residential Remodel/Addition; or Commercial/ Industrial Addition (3,000 sq. ft. or greater), AND where: 1) Project is on a 20% slope or more or 2) within 100-feet of a creek, wetland, or coastline
4. Project involves work within a waterway.
5. Project is within ASBS watershed and involves soil disturbance (weekly inspections required).

☐ ☐ **Regulations on New or Replaced Impervious Surface (IS):** Total (IS) from C.3 & C.6 form =_____

☐ MidCoast IS Limit Applies (10% of parcel size)

☑ NPDES Requirements Apply (any of the below):
1. Non-SFD that proposes (a) 2,500 – 10,000 sf of IS OR (b) SFD that proposes 2,500 sf or more of IS (if yes, notify applicant & DPW that LID for Small Projects is required)
2. Auto service facility, gas station, restaurant, uncovered parking lot with 5,000 sf of IS or more (if yes, notify applicant & DPW that Treatment per C3 is required)
3. Total IS equals 10,000 sf or more (excludes residential which is not part of a larger subdivision) (if yes, notify applicant & DPW that Treatment per C3 is required)

Special Permit Requirements

Yes	No	
☐	☐	Agricultural Preserve Contract / Non-renewal
☐	☐	Architectural Review (State Scenic Corridor)
☐	☐	Architectural Review Exemption
☐	☐	Certificate of Compliance – Type A / Type B
☐	☐	CDP (Coastal Development Permit)
☐	☐	CDX (Coastal Development Exemption)
☐	☐	Confined Animal Permit (Private / Commercial)
☐	☐	Design Review (Bayside) / Exemption
☐	☐	Design Review (Coastside) / Exemption
☐	☐	General Plan Amendment
☐	☐	GRD (Grading) or Land Clearing
☐	☐	GRX (Grading Exemption)
☐	☐	HIE (Home Improvement Exemption)
☐	☐	Kennel/Cattery
☐	☐	LLA (Lot Line Adjustment)
☐	☐	Merger
☐	☐	Off-Street Parking Exception
☐	☐	PAD (Planned Agriculture)
☐	☐	RMD (Resource Management)
☐	☐	Rezoning/Zoning Text Amendment
☐	☐	Subdivision - Major / Minor
☐	☐	TPZ (Timber Preserve Zone)
☐	☐	Tree Removal
☐	☐	Use Permit
☐	☐	Variance

Special Area Regulations

Yes	No	
☐	☐	ALUC Permit Review Area or Airport Overlay (AO) Zone
☐	☐	Coastside Permit Quota (Verify if open))
☐	☐	Floodway or Flood Zone:
☐	☐	GH (Geological Hazard) District (Report Required?)
☐	☐	RH Quota (Verify if open)
☐	☐	Williamson Act Agricultural Preserve/Non-Renewal
☐	☐	ASBS Watershed (Area of Special Biological Significance)
☐	☐	Tree Protection Plan Required

Stormwater Pollution Prevention

Yes	No	
☑	☐	Construction Stormwater Regulated Site (SWRS)
☑	☐	Erosion/Sediment Control Plan Required
☑	☐	CA General Construction Activity NPDES Permit
☑	☐	NPDES Provision C.3 Compliance Required

Environmental Review

Yes	No	
☐	☐	Environmental Information Form Complete & Signed
☐	☐	Exempt. If yes, Class:
☐	☐	Initial Study / Negative Declaration Required

Parcel Tag(s):

_____

_____

_____

_____

_____

_____

Fees Paid

Yes ☑ No ☐ 4/10

See Reverse

Application: January – March 2016

LOT 9 - NEW GRN 4 Bedroom, 3.5 Bath, two story 3390 sq. ft. SFD with attached 481 sq. ft. GARAGE with 290 sq. ft. TANDEM GARAGE. 362 sq. ft. DECK at main level. 242 sq. ft. DECK at lower level. 161 sq. ft. ENTRY PORCH, 43 sq. ft. PORCH at laundry

April 25 2016 – 1st Planning Comments

(civil plans rejected as only partial set and inaccurate grading)

RESUBMITTAL #1 AZS 06-14-16 - Landscape plans

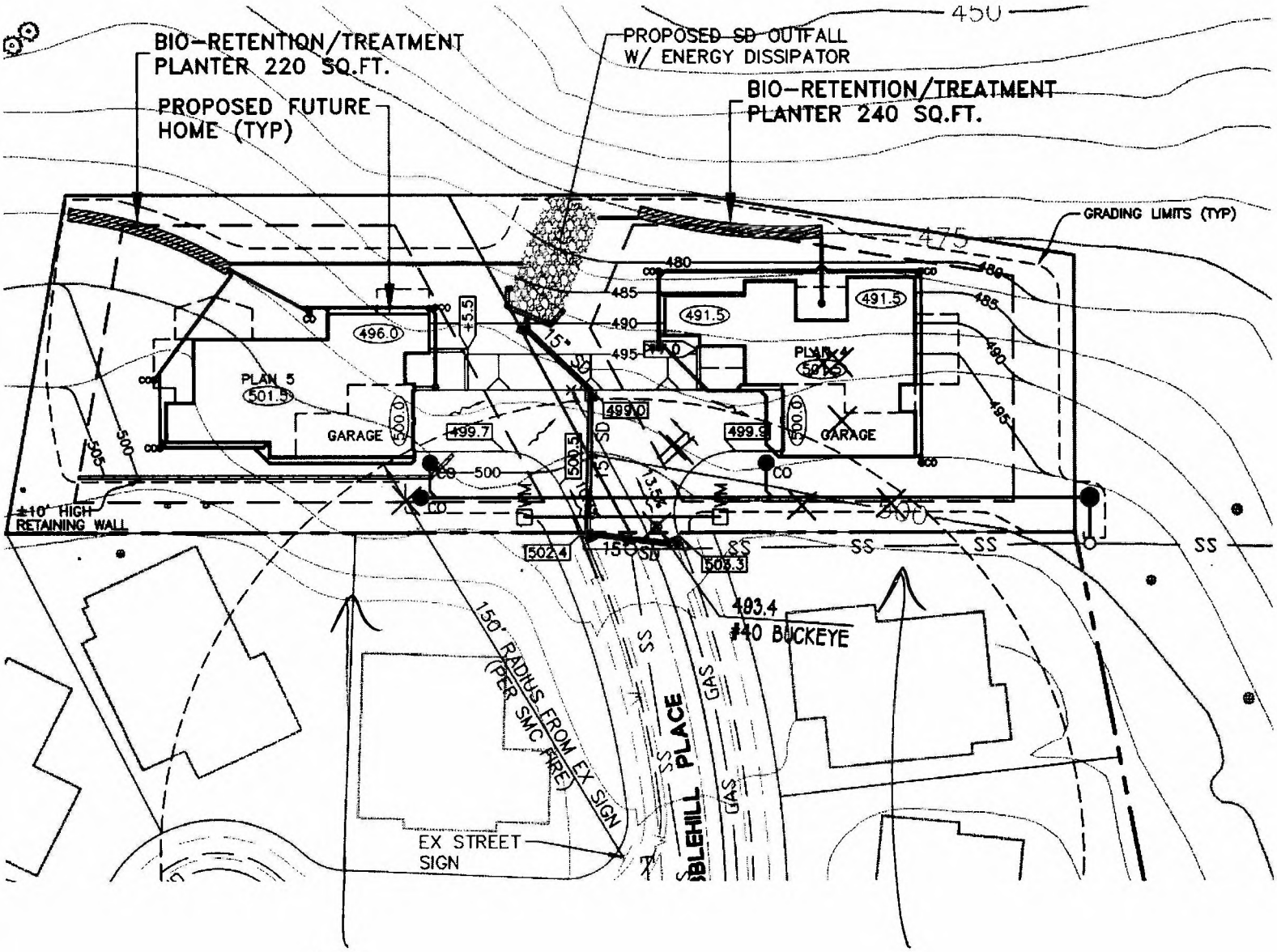
RESUBMITTAL #2CZN 11/30/16 LANDSCAPE PLANS PER COMMENTS

RESUBMITTAL # 3 - pvt - 02/16/2017 Response to PLANNING, PUBLIC WORKS and BUILDING comments - 5 revised sets.

RESUBMITTAL # 4 - SSP/WCM - 03-09-17 - RESPONSE TO PLANNING COMMENTS - 5 REVISED SETS

RESUBMITTAL #5 CZN 3/27/17 LANDSCAPE PLAN REVISED

(Set rejected as only civil plans)


BIO-RETENTION/TREATMENT PLANTER 220 SQ.FT.
PROPOSED FUTURE HOME (TYP)
PROPOSED SD OUTFALL W/ ENERGY DISSIPATOR
BIO-RETENTION/TREATMENT PLANTER 240 SQ.FT.
GRADING LIMITS (TYP)
450
475
480
485
490
495
500
505
PLAN 5
501.5
496.0
GARAGE
500.0
499.7
499.0
499.9
491.5
PLAN 4
GARAGE
±10' HIGH RETAINING WALL
502.4
505.3
15" SD
13.5%
SS
GAS
403.4
#40 BUCKEYE
150' RADIUS FROM EX SIGN (PER SMC FIRE)
EX STREET SIGN
BLEHILL PLACE

16

9

LOT 11 BLD2016-00159

Plan Check Checklist Form

COUNTY OF SAN MATEO
Planning & Building Department

Date: 3/31/16
Plan Checker: C. Leung
Reviewed:
Building Case No.: BLD
Primary Permit No.: PLN 2006-00357

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

Owner/Applicant:
A.P.N.(s):
Address: 88 Cypress Way

Zoning: RM
Project Description:

Parcel Identification and Legality

Yes	No	
☐	☐	Dimensions, shape, & streets on plans match reference maps?
☐	☐	Legal parcel (County file # or reference #:)
☐	☐	Legality check required (if a COC application is required, a "Chain of Title" is required)
☐	☐	Documentation required
☐	☐	Easements or street dedication affecting project
☐	☐	Survey Required (required for construction within 5 feet of required setback)

Use

Yes	No	
☐	☐	Plans consistent with stated use
☐	☐	Allowed by Zoning
☐	☐	Use in C-I/WMP District, check "Definition"
☐	☐	Legal Nonconforming Use ☐ Illegal?
☐	☐	Priority Land Use in Coastal Zone (If yes, attach Priority Land Use Form)

Second Unit

Yes	No	
☐	☐	Second Unit quota availability (Notate in Quota Log the PLN case info)
☐	☐	Second Unit Checklist completed and attached

Development Standards

Yes	No			
☒	☐	Lot Size (If RH, RM, TPZ, PAD, S-11, SS-104 then may require slope or density analysis.)	Required Sq. Ft.=	Existing Sq. Ft.= 28,600 ☐ (19,140 net)
☐	☐	Lot Area/Dwelling Unit	Required Sq. Ft.=	Proposed Sq. Ft.=
☐	☐	Lot Width	Required Ft.=	Existing/Proposed Ft.=
☑	☐	Yards - Front:	Required Ft.= 20	Proposed Ft.= 61.3
		Rear:	Required Ft.= 20	Proposed Ft.= 30 (deck) 27.2 (wall)
		Right side:	Required Ft.= 10	Proposed Ft.= 65.3
		Left side:	Required Ft.= 10	Proposed Ft.= 74.9
		Combined Side Yard:	Required Ft.=	Proposed Ft.=
☐	☑	Building Height	Max Ft.= 26'	
			Proposed Ft.=	☑ Height Verification Required per COA 4.a
☑	☐	Lot Coverage	Maximum %= 40%	Proposed %= ~~44%~~ 15.8% excludes N.B.A.
		Calculations:		
☐	☑	F.A.R.	Maximum sq. ft. or %= 3518	
			Proposed sq. ft. or %= 3524	
		Calculations:		
☐	☐	Legal Nonconforming Structure	☐ Proposal compiles	
☑	☐	Parking - Covered	2 Required	3 Proposed
		Uncovered	Ø Required	Ø Proposed
		In ELH, compliance with guest parking (minimum of 2 uncovered spaces for new homes).		
☑	☐	Compliance with Parking Design Standards (driveway width, turning radius).		
		Decks:	Existing sq. ft.=	Proposed sq. ft.=
☐	☐	Detached accessory buildings, structures, tanks, spa, pools, pool/spa equipment, etc.		
N/A ☐	☐	Daylight Plane Consistent with Zoning District		
☐	☐	Bay Windows	☐ Proposal compiles	
☐	☐	Attic/Basement Areas:		
☐	☐	Compliance with Landscaping Requirements		

☐ Tree Replacement
☐ Landscaping required by Design Review permit conditions of approval
☐ Includes 2,500 sq. ft. or more of developer-installed landscaping or 5,000 sq. ft. or more of homeowner-provided landscaping? If yes, Water Efficient Landscape Ordinance applies.

Z.R., Section 6319C

	(A) Cut	(A) Fill	(B) Cut	(B) Fill	Trees:	(A)	(B)	(A) Rep	(B) Rep
Lot 11	1200	1000	470	70	Removed	2	4		

☐ ☑ Fences and Retaining Walls: Proposed Height=_____

☐ ☐ Signs: Allowed Sq. Ft=_____ Existing sq. ft.= _____ Proposed sq. ft.= _____

Water Source: ☐ Well, shown on map ☐ Water District Source: _____

Sanitary: ☐ Septic Drain Field, shown on map ☐ Sewer District Source: _____

☐ ☐ Tree Removal: ☐ Yes ☐ No; Permit Required: ☐ Yes ☐ No

☑ ☐ Grading: ☑ Yes _____cu. Yds. ☐ No; Permit Required: ☐ Yes ☐ No

Construction/Grading-Phase Stormwater Regulations

Complies Yes/NA | No

☐ ☐ **Area of Land Disturbance** _____ **(sq.ft./acres)** estimated by a licensed professional (engineer, architect, or contractor) (Bldgs, retaining walls, drainage improvements, etc.)

Required

☐ State General Construction Activity NPDES Permit (NOI) required prior to land disturbance:
Area of disturbance equals 1 acre (43,560 sq. ft.) or more

☐ Erosion Control Plan required (Section 8602.2), if area of disturbance is:
(1) On slopes greater than 20%, (2) In any sensitive habitat or buffer zone,
(3) Greater than 1,000 sq. ft. (In County Scenic Corridor), (4) 5,000 sq.ft. or greater (Out of Scenic Corridor), (5) within ASBS watershed

☑ ☐ **Construction Stormwater Regulated Site (SWRS):**

☐ Project is a SWRS and requires monthly BLD inspections during wet season if:
1. Land Disturbance is 1 acre or more, OR
2. Project requires a Grading Permit, OR
3. Project involves a New Structure; Major Residential Remodel/Addition; or Commercial/ Industrial Addition (3,000 sq. ft. or greater), AND where: 1) Project is on a 20% slope or more or 2) within 100-feet of a creek, wetland, or coastline
4. Project involves work within a waterway.
5. Project is within ASBS watershed and involves soil disturbance (weekly inspections required).

☑ ☐ **Regulations on New or Replaced Impervious Surface (IS):** Total (IS) from C.3 & C.6 form =_____

☒ MidCoast IS Limit Applies (10% of parcel size)

☑ NPDES Requirements Apply (any of the below):
1. Non-SFD that proposes (a) 2,500 – 10,000 sf of IS OR (b) SFD that proposes 2,500 sf or more of IS (if yes, notify applicant & DPW that LID for Small Projects is required)
2. Auto service facility, gas station, restaurant, uncovered parking lot with 5,000 sf of IS or more (if yes, notify applicant & DPW that Treatment per C3 is required)
3. Total IS equals 10,000 sf or more (excludes residential which is not part of a larger subdivision) (if yes, notify applicant & DPW that Treatment per C3 is required)

Special Permit Requirements

Yes	No	
☐	☐	Agricultural Preserve Contract / Non-renewal
☐	☐	Architectural Review (State Scenic Corridor)
☐	☐	Architectural Review Exemption
☐	☐	Certificate of Compliance – Type A / Type B
☐	☐	CDP (Coastal Development Permit)
☐	☐	CDX (Coastal Development Exemption)
☐	☐	Confined Animal Permit (Private / Commercial)
☐	☐	Design Review (Bayside) / Exemption
☐	☐	Design Review (Coastside) / Exemption
☐	☐	General Plan Amendment
☐	☐	GRD (Grading) or Land Clearing
☐	☐	GRX (Grading Exemption)
☐	☐	HIE (Home Improvement Exemption)
☐	☐	Kennel/Cattery
☐	☐	LLA (Lot Line Adjustment)
☐	☐	Merger
☐	☐	Off-Street Parking Exception
☐	☐	PAD (Planned Agriculture)
☐	☐	RMD (Resource Management)
☐	☐	Rezoning/Zoning Text Amendment
☐	☐	Subdivision - Major / Minor
☐	☐	TPZ (Timber Preserve Zone)
☐	☐	Tree Removal
☐	☐	Use Permit
☐	☑	Variance

Parcel Tag(s):

_____

_____

_____

_____

_____

_____

Special Area Regulations

Yes	No	
☐	☐	ALUC Permit Review Area or Airport Overlay (AO) Zone
☐	☐	Coastside Permit Quota (Verify if open))
☐	☐	Floodway or Flood Zone:
☐	☐	GH (Geological Hazard) District (Report Required?)
☐	☐	RH Quota (Verify if open)
☐	☐	Williamson Act Agricultural Preserve/Non-Renewal
☐	☐	ASBS Watershed (Area of Special Biological Significance)
☑	☐	Tree Protection Plan Required

Stormwater Pollution Prevention

Yes	No	
☑	☐	Construction Stormwater Regulated Site (SWRS)
☑	☐	Erosion/Sediment Control Plan Required
☑	☐	CA General Construction Activity NPDES Permit
☐	☐	NPDES Provision C.3 Compliance Required

Environmental Review

Yes	No	
☐	☐	Environmental Information Form Complete & Signed
☐	☐	Exempt. If yes, Class:
☐	☐	Initial Study / Negative Declaration Required

Fees Paid

Yes	No
☑	☐

See Reverse

LOTS 5-8

Plan Check Checklist Form

COUNTY OF SAN MATEO
Planning & Building Department

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

Date: 4/18/16
Plan Checker: C. Leung
Reviewed:
Building Case No.: BLD 2016-00164 (5) -00161 (8)
Primary Permit No.: PLN 00163 (6) 00162 (7)

Owner/Applicant: Chamberlain
A.P.N.(s):
Address:

Zoning: RM
Project Description: LOTS 5-8

Parcel Identification and Legality

Yes	No	
☐	☑ 5	Dimensions, shape, & streets on plans match reference maps?
☑	☐	Legal parcel (County file # or reference #: _____)
☐	☑	Legality check required (if a COC application is required, a "Chain of Title" is required)
☐	☐	Documentation required
☑	☐	Easements or street dedication affecting project
☐	☑	Survey Required (required for construction within 5 feet of required setback)

Use

Yes	No		
☑ 8,5	☐	Plans consistent with stated use	
☑	☐	Allowed by Zoning	
☐	☐	Use in C-I/WMP District, check "Definition"	
☐	☐	Legal Nonconforming Use	☐ Illegal?
☐	☐	Priority Land Use in Coastal Zone (If yes, attach Priority Land Use Form)	

Second Unit

Yes	No	
☐	☐	Second Unit quota availability (Notate in Quota Log the PLN case info)
☐	☐	Second Unit Checklist completed and attached

Development Standards

Yes	No			
☐	☐	Lot Size (If RH, RM, TPZ, PAD, S-11, SS-104 then may require slope or density analysis.)	Required Sq. Ft.= _____ (net) 5: 10,191 (9568) 6: 10,648 (9373) 7: 10,720 (8173) 8: 20,394 (10,398)	Existing Sq. Ft.= _____
☐	☐	Lot Area/Dwelling Unit	Required Sq. Ft.= _____	Proposed Sq. Ft.= _____
☐	☐	Lot Width	Required Ft.= _____	Existing/Proposed Ft.=
☐	☐	Yards - Front:	Required Ft.= 20	Proposed Ft.= 22 / 24.7
		Rear:	Required Ft.= 20	Proposed Ft.= 29.9 / 40.1
		Right side:	Required Ft.= 10	Proposed Ft.= 11.3 / 10.3 / 10.2 / 51.68
		Left side:	Required Ft.= 10	Proposed Ft.= 10.3 / 16.8 / 10.2 / 10
		Combined Side Yard:	Required Ft.= _____	Proposed Ft.= — / — / — / —
☐	☑	Building Height	Max Ft.= 28 / 28 / 28' / 28'	☑ Height Verification Required?
			Proposed Ft.= 29 / 29 / ○ / ○	
6,5 7,8	☑	Lot Coverage Calculations:	Maximum %= 25% / 25% / 25% / 25% (excludes no Build area parcel)	Proposed %= _____
	☑ 5	F.A.R.	Maximum sq. ft. or %= 40 / 5 / 6 / 7 / 8	
			Proposed sq. ft. or %= _____	(A) 2789 / 2789 / 2789 / 2789
		Calculations:		3052 / 3052 / 3073 / 3073
☐	☐	Legal Nonconforming Structure	☐ Proposal compiles	
☐	☐	Parking - Covered	☑ 5,6,7,8 Required	_____ Proposed
		Uncovered	_____ Required	— Proposed
		In ELH, compliance with guest parking (minimum of 2 uncovered spaces for new homes).		
☐	☐	Compliance with Parking Design Standards (driveway width, turning radius).		
		Decks:	Existing sq. ft.= _____	Proposed sq. ft.= _____
NA 5,6,7,8 ☐	☐	Detached accessory buildings, structures, tanks, spa, pools, pool/spa equipment, etc.		
☐	☐	Daylight Plane Consistent with Zoning District		
NA ☐	☐	Bay Windows	☐ Proposal compiles	
5,6,7,8 ☐	☐	Attic/Basement Areas: _____		
☐	☑	Compliance with Landscaping Requirements		
		☐ Tree Replacement		
NEED		☐ Landscaping required by Design Review permit conditions of approval		
		☐ Includes 2,500 sq. ft. or more of developer-installed landscaping or 5,000 sq. ft. or more of homeowner-provided landscaping? If yes, Water Efficient Landscape Ordinance applies.		

Trees removed 7 55"/17.5 dbh | 5 | 6 | 7 | 8
(A) | 1 | 1 | 0 | 0
| 0 | 0 | 0 | 0

6, 6, 7, 8

☐ ☐ Fences and Retaining Walls: Proposed Height=_____

☐ ☐ Signs: Allowed Sq. Ft=_____ Existing sq. ft.= _____ Proposed sq. ft.= _____

Water Source: ☐ Well, shown on map ☐ Water District Source: _____

Sanitary: ☐ Septic Drain Field, shown on map ☐ Sewer District Source: _____

☐ ☑ Tree Removal: ☑ Yes ☐ No; Permit Required: ☑ Yes ☐ No

☐ ☑ Grading: ☑ Yes _____cu. Yds. ☐ No; Permit Required: ☐ Yes ☐ No

Construction/Grading-Phase Stormwater Regulations

Complies Yes/NA | No

☐ ☐ **Area of Land Disturbance** _____ **(sq.ft./acres)** estimated by a licensed professional (engineer, architect, or contractor) (Bldgs, retaining walls, drainage improvements, etc.)

☑ ☐ State General Construction Activity NPDES Permit (NOI) required prior to land disturbance: Area of disturbance equals 1 acre (43,560 sq. ft.) or more

☑ ☐ Erosion Control Plan required (Section 8602.2), if area of disturbance is: (1) On slopes greater than 20%, (2) In any sensitive habitat or buffer zone, (3) Greater than 1,000 sq. ft. (In County Scenic Corridor), (4) 5,000 sq.ft. or greater (Out of Scenic Corridor), (5) within ASBS watershed

☑ ☐ **Construction Stormwater Regulated Site (SWRS):**

☐ Project is a SWRS and requires monthly BLD inspections during wet season if:

1. Land Disturbance is 1 acre or more, OR
2. Project requires a Grading Permit, OR
3. Project involves a New Structure; Major Residential Remodel/Addition; or Commercial/ Industrial Addition (3,000 sq. ft. or greater), AND where: 1) Project is on a 20% slope or more or 2) within 100-feet of a creek, wetland, or coastline
4. Project involves work within a waterway.
5. Project is within ASBS watershed and involves soil disturbance (weekly inspections required).

☑ ☐ **Regulations on New or Replaced Impervious Surface (IS):** Total (IS) from C.3 & C.6 form =_____

☐ MidCoast IS Limit Applies (10% of parcel size)

☐ NPDES Requirements Apply (any of the below):

1. Non-SFD that proposes (a) 2,500 – 10,000 sf of IS OR (b) SFD that proposes 2,500 sf or more of IS (if yes, notify applicant & DPW that LID for Small Projects is required)
2. Auto service facility, gas station, restaurant, uncovered parking lot with 5,000 sf of IS or more (if yes, notify applicant & DPW that Treatment per C3 is required)
3. Total IS equals 10,000 sf or more (excludes residential which is not part of a larger subdivision) (if yes, notify applicant & DPW that Treatment per C3 is required)

Special Permit Requirements

Yes	No	
☐	☐	Agricultural Preserve Contract / Non-renewal
☐	☐	Architectural Review (State Scenic Corridor)
☐	☐	Architectural Review Exemption
☐	☐	Certificate of Compliance – Type A / Type B
☐	☐	CDP (Coastal Development Permit)
☐	☐	CDX (Coastal Development Exemption)
☐	☐	Confined Animal Permit (Private / Commercial)
☐	☐	Design Review (Bayside) / Exemption
☐	☐	Design Review (Coastside) / Exemption
☐	☐	General Plan Amendment
☐	☐	GRD (Grading) or Land Clearing
☐	☐	GRX (Grading Exemption)
☐	☐	HIE (Home Improvement Exemption)
☐	☐	Kennel/Cattery
☐	☐	LLA (Lot Line Adjustment)
☐	☐	Merger
☐	☐	Off-Street Parking Exception
☐	☐	PAD (Planned Agriculture)
☐	☐	RMD (Resource Management)
☐	☐	Rezoning/Zoning Text Amendment
☐	☐	Subdivision - Major / Minor
☐	☐	TPZ (Timber Preserve Zone)
☑	☐	Tree Removal
☐	☐	Use Permit
☐	☐	Variance

Special Area Regulations

Yes	No	
☐	☐	ALUC Permit Review Area or Airport Overlay (AO) Zone
☐	☐	Coastside Permit Quota (Verify if open))
☐	☐	Floodway or Flood Zone:
☐	☐	GH (Geological Hazard) District (Report Required?)
☐	☐	RH Quota (Verify if open)
☐	☐	Williamson Act Agricultural Preserve/Non-Renewal
☐	☐	ASBS Watershed (Area of Special Biological Significance)
☑	☐	Tree Protection Plan Required

Stormwater Pollution Prevention

Yes	No	
☑	☐	Construction Stormwater Regulated Site (SWRS)
☑	☐	Erosion/Sediment Control Plan Required
☑	☐	CA General Construction Activity NPDES Permit
☑	☐	NPDES Provision C.3 Compliance Required

Environmental Review

Yes	No	
☑	☐	Environmental Information Form Complete & Signed
☐	☑	Exempt. If yes, Class:
☑	☐	Initial Study / Negative Declaration Required

BUR

Fees Paid

Yes	No	
☐	☐	5-8

Parcel Tag(s):

_____

_____

_____

_____

_____

_____

See Reverse

Grading

	cut (A)	fill (A)	cut (P)	fill (P)
5	1100	0	1740	0
6	1400	0	2030	0
7	1400	200	2170	40
8	800	300	2080	90

New sidewalk plans 5/10/16 DS OK

Sidewalk wall height may be >4' ~~from~~ (exposed height) 530

move sidewalk in to avoid SS.

end sidewalk @ grading limit / no Build zone.

gutter OK to extend to flow line

TUESDAY - ~~3:00 pm~~ Appt
DS, CL

Date: April 25, 2016

Re: Planning Comments on Lots 5-11

From: Camille Leung, Senior Planner

BLD2016-00158 – Lot 10 alice ✓ 4/28/16

BLD2016-00159 – Lot 11 " ✓ "

BLD2016-00160 – Lot 9 CSG 9/23/16

BLD2016-00161 – Lot 8

BLD2016-00162 – Lot 7 Hold for grading mod.

BLD2016-00163 – Lot 6

BLD2016-00164 – Lot 5

~~Add OTM as Final Rept~~

Comments Pertaining to All 7 Lots:

PRIOR TO Building Permit Issuance/Grading Hard Card

1. WDID # for State General Construction permit
2. Install Erosion Control – Must schedule presite inspection
3. Documents must be submitted as required by:
   a. Condition 4s
   b. Condition 4t
   c. Condition 4w → Address school traffic → Diana for review
   d. Condition 24 - Schedule of Grading Operations

Check email

4. Biological Reports (see Mitigation Measures for timing)
   a. Woodrat survey
   b. Bird Survey
   c. Bat Survey
   d. CA Red legged Frog – Lot 11
   e. Willow scrub – Lot 11
   f. Purple Needlegrass – Lot 8
   g. Need biological review of erosion control plan for Lot 11
5. Camille to mail Notices to neighbors within 200-feet of lots
6. Deed Restrictions for Lots 1-4
   a. Conditions 4u and 6
7. Issuance of Tree removal permits for additional trees over 17.5 dbh:

Check Accela

   ~~a. 1 more Coast Live Oak tree on Lot 11 (other 2 were approved already)~~ approved ✓
   ~~b. 1 tree on Lot 5~~ Approved ✓
   c. ~~1 tree on Lot 6~~ Less than 17.5" ✓

2 trees on Lot 10, 9 → Tree Permits

8. Approval of Minor/Major Modifications necessary to approve:
    a. Significantly increased grading from Approved quantities dated 12/7/2009 (Job No. 950168.10) ~~for~~ Lots 5 - 8
    b. Grading outside of approved limits
    c. ~~Increased FAR~~
    d. Change in Footprint of Lot 11

(0) Civil – All Lots:

1. Show ALL easements and no build areas on the site plan, grading plan, erosion plan, and landscaping plans
2. Provide color chip for color or bioretention planters (to be light green or beige to match natural landscape, not "lawn green")
3. Erosion Control:
    a. Tree protection: Show protection for all trees to remain regardless of size.
    b. Chainlink fencing at borders of conservation easement and along perimeter with no-build areas
    c. No erosion control/disturbance in no-build areas
    d. Protect storm drain inlets using permeable rock sacks and/or fiber rolls.
    e. Indicate the location and method of erosion control on disturbed bare earth areas. Use seeding and/or mulching and the following, as necessary:
        i) (For slopes 3:1 or greater) Anchored erosion control blankets (rice straw or coconut).
        ii) (For slopes less than 3:1) Anchored fiber fabric/netting or surface roughening.
    f. Show location of office trailer(s), storage sheds, temporary power pole, scaffold footprint, and other temporary installations on the plans. Show how they will be accessed and show protection of the access routes.
    g. Stabilized designated access points should use 4"-6" fractured aggregate over geo-textile fabric.
    h. Provide designated area for parking of construction vehicles, using aggregate over geo-textile fabric.
    i. Show all access roads/ramps used for excavation/backfill, earth boring, fork lift/crane access (second floor construction). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet.
    j. Show location, installation and maintenance of a concrete/stucco mixer, washout, and pits.
    k. Locate portable toilets away from surface water locations and storm drain inlets.

l. Show storage location and containment of construction materials during work, as well as afterhours/weekends
m. Provide detail and location of covered temporary stockpiles using anchored-down plastic sheeting in dry weather. In wet weather or for longer storage, use seeding and mulching, soil blankets or mats.
n. Indicate the location of refuse piles and debris box locations on the plans. Show how they will be accessed and show protection of the access routes.
o. Erosion Control Point of Contact: Please provide an Erosion Control Point of Contact including name, title/qualifications, email, and two phone numbers.

Architectural – All Lots:

11, 10, 9 1. Dimension maximum height of structures from finished grade and provide ridge line elevation. Please check heights of all houses relative to approved heights (Table 6)

11, 10, 9 2. Shingles are not allowed. Must replace contrasting surface treatment between 2nd story windows and roof above with clerestory windows or siding, consistent with the approved elevations for each house. Rock should be used only minimally, as consistent with the approved elevations for each house.

11, 10, 9 3. Provide Exterior Lighting Plan (show fixtures on elevations, no light can be cast into open space easement, earth-toned lighting). See Conditions 4k and 6.

Landscape – All Lots:

✓11, ✓10, ✓9 1. Please submit WELO forms and other documents necessary to demonstrate compliance with WELO

11, 10, 9 2. Show all easements and no build areas in landscaping plans

10, 11, 9 3. No fences in no-build areas (Lot 8 and 11) or over access easements

11, 10, 9 4. Provide sizes of all interceptor trees (must be ~~minimum 24 gallon~~ to meet requirements of Condition 4.b). Trees must be of a native species.

Geotechnical – All Lots:

1. In addition to demonstrating compliance with all conditions of approval, please submit documents addressing:
   a. Condition 4v regarding Asbestos
   b. Condition No. 37 – Lot 10 → see jean.
   c. Condition No. 36 – Lot 7, 8

Requirements of Final – All Lots:

1. Grading final
2. Landscaping
3. Stabilized slopes
4. Colors and Materials verification
5. O&M Agreements
    a. All Lots
    b. Shared Storm Drainage Outfall for Lots 9 and 10 on Lot 9
    c. Shared planter for Lots 7 and 8 on Lot 8
6. Deed restrictions for Lots 5- 11 9-11, 5-8
    a. Condition 4u, 9, 34, 39,

Comments for Individual Lots:

Lot 5:

Civil:

1. Dimension house from edge of access easement
2. Front property line does not match approved final map
3. Lot size does not match approved final map
4. Grading significantly exceeds approved grading amounts

Architectural:

resolved ✓ 1. FAR is over approved limit by approx. 250 (show break down calculations, include garage and stairs, but not unenclosed spaces, areas may be measured from interior walls)
2. Rock on bottom floor of elevation(s) is not consistent with approved elevation. Rock can only be used minimally (e.g., on trim of columns)
3. Design is not consistent with the double gable roof design at front elevation

Landscape:

1. Please add additional 24-gallon tree in front of house

Lot 6:

Civil:

1. Grading significantly exceeds approved grading amounts

Architectural:

1. Colors are not in the approved shades of "browns, greens, and rusts"
2. FAR is over approved limit by approx. 250 (show break down calculations, include garage and stairs, but not unenclosed spaces, areas may be measured from interior walls)

resolved

blebgarage

Lot 7:

Civil:

1. Grading significantly exceeds approved grading amounts
2. Lot area is not consistent with the approved final map
3. Dimension house from edge of access easement

Architectural:

1. Design is not consistent with the double gable roof design at front elevation
2. FAR is over approved limit by approx. 250 (show break down calculations, include garage and stairs, but not unenclosed spaces, areas may be measured from interior walls)
3. Colors are not in the approved shades of "browns, greens, and rusts"

resolved

garage = 683

Lot 8:

Civil:

1. Grading significantly exceeds approved grading amounts
2. Show grading work and limits for sidewalk installation
3. Dimension house from edge of access easement

Architectural:

1. Colors are not in the approved shades of "browns, greens, and rusts". Roof is too dark.
2. FAR is over approved limit by approx. 250 (show break down calculations, include garage and stairs, but not unenclosed spaces, areas may be measured from interior walls)

resolved

garage 683

Landscape:

1. Please add additional 15-gallon replacement tree in right side yard

Lot 9:

Civil:

1. Rear lot line does not match approved Final Map
2. Tree dimensions are missing on Grading Plan

Architectural:

225

1. Dimensions of floor plans are not clear on right side of Page 2
2. FAR is over approved limit by ~~1,000~~ sf (show break down calculations, include garage and stairs, but not unenclosed spaces, areas may be measured from interior walls)
3. Blue horizontal siding is too dark and not in the approved shades of "browns, greens, and rusts"
4. What is the treatment of the side of the garage (looks like stucco treatment? Please use siding)
5. Main Ly. still varies from approved, adds bulk to elev. design OK

Landscape:

1. Please add (3) 15-gallon trees in the rear yard per Condition 4.b

Lot 10:

Civil:

1. Tree dimensions are missing on Grading Plan
2. Lot dimensions are missing on site plan

Architectural:

1. Elevation does not match the approved elevation and seems to represent the denied proposal
2. FAR is over approved limit by 1,000 sf (show break down calculations, include garage and stairs, but not unenclosed spaces, areas may be measured from interior walls)

Garage = 732
Stairs = 116

Landscape:

1. Please add (3) 15-gallon trees in the rear yard per Condition 4.b

Lot 11:

Architectural:

1. Colors are not in the approved shades of "browns, greens, and rusts"
2. FAR seems to be consistent but title page exceeds approved FAR by 6 sf.

Landscape:

1. Fence in 20-feet front setback exceeds max. height of 4-feet
2. Missing (3) 15-gallon replacement trees at the back of the house

Attachments:
Heights – Table 6 from staff report
Approved Elevations
Approved Grading Amounts
WELO Forms

Camille Leung

From: Deke & Corrin Brown <d.cbrown@comcast.net>
Sent: Friday, May 27, 2016 8:49 PM
To: Camille Leung; Steve Monowitz
Cc: pamhrd@aol.com; Kristen Matsushino; Rick Priola; Liesje Nicolas; Nancy Woods; Sam Naifeh; Christopher Karic; Chris Misner
Subject: Fw: More inquires, Take two !

I apologize that the first try at this email was not legible.

From: Deke & Corrin Brown
Sent: Friday, May 27, 2016 2:46 PM
To: Camille Leung ; Steve Monowitz
Cc: Liesje Nicolas ; Rick Priola ; pamhrd@aol.com ; Chris Misner ; Christopher Karic ; Nancy Woods ; Kristen Matsushino ; Sam Naifeh
Subject: More inquires

Hi Camille,

How was your camping trip ?

Here is our next list of inquires -

Please send us the name and contact information for the planner who will be going out to the field to verify the trees requested for removal and the record of Planning's previous verification of tree sizes previously approved for removal.

Chris Vandrey said that he does not have a work flow chart for the review cycle and referred us back to you to follow up on our request for a copy of the Thank you for informing us of the review cycle.

Thank you for acknowledging and agreeing that the no build zones should be included in the Conservation Easement The Board of Supervisors recognized the need for a no build zone being excluded from lots 8 and 11 during the approval process and excluded the zones from the two lots. The next steps in moving these areas into the Conservation Easement appears to have been left to administrative mechanisms. This change in lot areas originated in the official approval process under the Board of Supervisors for this project. Therefore, the step of inclusion in the Conservation Easement, which we agree, should be followed up at the level of Planning or the Community Development similar to working out previous minor modification reducing lot sizes completed for lots 1-4 with the subtracted portions of the lots being placed in the Conservation Easement. The excluded portions of lots 8 and 11 are in effect under the protection of RM zone like the Conservation Easement. Thus placing the excluded areas in the Conservation Easement would more be logically and administratively consistent, rather than leaving the areas in an ambiguous status inside the two lots which, for example, could lead to unintended adverse complications for environmental protections or misunderstandings with the new owners. Community Development and Planning administrative follow through with the applicant on the optimum disposition of the lot areas in question as a minor modification as noted would be the most appropriate next step to take and would truly would serve the short term and long term best interests of all parties including the County.

We have not seen the deed restrictions that were to be submitted to the County under the Conditions of Approval for lots 1-4, which were required to be submitted to the County prior to the issuance of a Certificate of Occupancy for any residence. We assume that these were received, reviewed and approved in Planning before the Certificate of Occupancy was issued. Please send a copy of that information.

We appreciate your sending a copy of Planning comments on lots 5-11. Please send any updates and responses you receive.

Thanks,
Deke

Ralph Osterling Consultants, Inc.
1650 Borel Place, Suite 204
San Mateo, CA 94402-3508



August 19, 2016

Mr. Jack Chamberlain
The Chamberlain Group
655 Skyway, Suite 230
San Carlos, CA 94070

RE: Highlands Project Tree Removals, Tree Protection Plan

Dear Jack:

Attached are large copies of the plan maps for Lots, 5, 6, 7, 8, 9, 10 and 11 for your Highlands Project. I reviewed each of the trees marked with a bold "X" as marked by BKF. As we discussed, the surveyors may measure or estimate the diameters at ground line which are shown on their sheets. These numbers do not necessarily relate to the diameters as I measured them to County Ordinance requirements. For clarity, I wrote my measurement values in red on the attached plans which include the "X" marked by BKF. For clarity, the Ordinance size trees are also highlighted in green on the drawing.

In addition, attached is my tree protection plan as requested by Camille. Once the construction staking is completed I will coordinate with the contractor to locate and approve the protection fencing. Monitoring of the fencing integrity will continue during construction as stated in the plan.

Table 1 provides a summary of the trees to be removed per the BKF plans.

TABLE 1
(inches in diameter)

LOT 5 – 7 TREES

Coast live oak:	8, 10, 10, 13, 13
Monterey cypress:	**36**

LOT 6 – 5 TREES

Coast live oak:	10, 12, 13, 17
	Mulit-stem: 8, 10, 10, 12, 14

LOT 7 – 5 TREES

Coast live oak:	4, 6, 8, 13, 16

Phone: (650) 573-8733 **Fax: (650) 345-7890** **Email: ralph@ralphosterling.com**

LOT 8 – None

LOT 9 – 5 TREES

Coast live oak:	8, 10, 10, 10, 12

LOT 10 – 1 TREE

Coast live oak:	14

LOT 11 – 19 TREES

Coast live oak:	8, 10, 10, 11, 12, 12, 12, 12, 12, 13, 14, 14, 15, 16, **18, 20, 36**
	Multi-stem: 8, 10, 12; 11, 12, 15

Should you or others have questions or comments, I will be pleased to respond as needed. I look forward to your receiving the final approvals and my providing direction for the tree protection activities.

Respectfully,

Ralph Osterling

Ralph Osterling, President, ACF, CLFA
Registered Professional Forester #38
State of California

REGISTERED PROFESSIONAL FORESTER
RALPH S. OSTERLING
#38
STATE OF CALIFORNIA

RSO:js

Attachment

Tree Protection Plan

Highland Estates

San Mateo, CA

August 17, 2016

1 This Tree Protection Plan is to be included as a detail on the final site plans used for construction.

2 A Certified Arborist or Registered Professional Forester is to be retained to act as the Project Forester to monitor any construction activities that may impact the health of protected trees at the site.

3 Supplemental Water
(maybe)

4 Prior to the start of grading and construction, trees within the construction area that are to be retained are to be checked for equipment and building clearance and professionally pruned prior to work commencing.

5 Prior to the start of grading and construction, a minimum six inch layer of clean wood chips is to be installed and maintained within the dripline of protected trees.

6 Prior to the start of grading and construction activities, temporary protective barriers consisting of chain link fencing six (6) feet high and attached to 1.5 inch diameter metal posts driven firmly into the ground, spaced no more than 10 feet apart are to be placed one foot beyond the dripline or at limits specified for each tree by the Project Forester.

7 Final configuration of the tree protection fencing is to be determined and approved in the field by the Project Forester.

8 Access (gate or panel) is to be provided to allow examination of the trees.

9 The tree protection fencing is not to be moved without approval from the Project Forester.

10 The fencing is not to be moved without approval from the Project Forester.

11 The area within the fencing is the Tree Protection Zone (TPZ).

12 Tree Protection Zone (TPZ) Restrictions

12.1 All work within the TPZ is to be approved by the Project Forester prior to the commencement of the task.

12.2 No vehicles or equipment are allowed within the dripline or TPZ of any protected tree.

12.3 Do not store or dumping construction materials, equipment, supplies, chemicals, paints, concrete or spoils within the TPZ.

12.4 All work within the TPZ is to be performed by hand held equipment. The use of compressed air such as an Air Spade® for excavation is encouraged.

12.5 Grade changes or excavations within the TPZ are to be first authorized and later supervised by the Project Forester.

13 Tree Contractors

13.1 All tree work tasks (pruning, tree removal and stump grinding) are to be performed by a State of California Licensed Tree Contractor. All pruning is to be performed or directed by a Certified Project Forester or a Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture) and adhere to the most recent editions of the American National Standards Institute (ANSI) for Tree Care Operations (Z133.1) and Pruning (A300). The Project Forester should monitor any pruning of the trees.

14 Post Construction Care

14.1 Trees preserved at the construction site will experience a physical environment different from that of pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, mulch, pest management and irrigation may be required. These trees may require pruning on a 5 to 7 year cycle.

Camille Leung

From: Dave Michaels <[redacted]
Sent: Thursday, June 30, 2016 12:27 PM
To: Camille Leung
Subject: Re: Highland Estates

Camille, I hope you enjoyed your trip.

Have there been any submissions by the builder, approvals, modifications, permit applications, permit issuances or any other significant activity related to this project since my email below dated 6/8? If so, can you please describe, and send me copies of any relevant documents, or direct me to where I can find these documents online?

Also, confirming my request below dated 6/8 to be added to both formal and informal/courtesy notification lists for this project. For notifications that mandate being published or noticed in a publication, I'd like to be notified both in writing via US Mail and via email.

My mailing address is

[redacted]

For informal notifications (i.e. ones not published or noticed) please feel free to email only. Thank you for keeping the neighborhood in the loop is this manner.

Can you kindly confirm that I was added to these notification lists effective my written request date of 6/8, and could you please let me know if there have been any notifications (either formal or "courtesy") since that date?

Looking forward to your reply to my email below. I understand you're undoubtedly swamped after returning from your trip, and I appreciate your time.

Kindest regards,
David

On Wed, Jun 8, 2016 at 4:34 PM, Dave Michaels <[redacted]> wrote:

> Hi Camille,
>
> Thank you again for bringing me up to date with the Highland Estates project. Your insights are much appreciated, especially given the significant health and environmental impacts this project will have on the surrounding community.
>
> Based on your 4/25/16 comments to the builder ("Comments to Builder") indicating that "Approval of Minor/Major Modifications are necessary to approve," I have a few follow up questions. Thank you in advance for your timely responses to my inquiries, as they are time sensitive:

From: **Ralph Osterling** ralph@ralphosterling.com
Subject: Highland Estates Responses to Comments
Date: July 13, 2016 at 9:18 AM
To: Chamberlain Jack jtuttlec@aol.com

Jack
In response to your request for clarification on the tree removal permits (Item 7, page 1), I reviewed Lots 11, 5 and 6. No additional trees over 17.5 inches are identified for removal on these lots. Should you or others have questions or comments, please contact me.
Respectfully,
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
1650 Borel Place, #204
San Mateo, California
94402

(650) 573-8733 office
(415) 860-1557 cell
(650) 345-7890 fax

7-22-16

DEPUTY COSSENGS

650 363 4911

CASE NO. 16-06581

Partying + Litter @ back of Water Tower

Camille Leung

From: Camille Leung
Sent: Friday, July 29, 2016 4:45 PM
To: 'Jack Chamberlain'
Cc: dbyers@landuselaw.net; 'Noel Chamberlain'; Steve Monowitz; John Nibbelin
Subject: FAR for Highlands

Hi Jack,

John N. and I met with Steve Monowitz this afternoon regarding his interpretation of the total floor area approved by the Board of Supervisors for this project. He acknowledges that there is ambiguity in the approval documents of whether the total approved square footage for each house includes garage space. However, approval documents show garage elevations, with houses having between 2 -3 garage spaces. He believes that the Board's approval likely encompassed both the house sizes as approved and stated in the staff report, as well as garage spaces shown on the elevations, but due to the ambiguity of this, he can approve the addition of the area of the garages to the total house sizes, as a minor modification to the project approval.

Thanks

Camille Leung, Senior Planner
San Mateo County
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

From: Camille Leung
Sent: Wednesday, July 27, 2016 5:36 PM
To: Jack Chamberlain <jtuttlec@aol.com>
Subject: RE: highlands

Great see you then ☺

From: Jack Chamberlain [mailto:jtuttlec@aol.com]
Sent: Wednesday, July 27, 2016 4:24 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: highlands

See you tomorrow
At 1:30.
Jack
Sent from my iPhone

On Jul 12, 2016, at 1:51 PM, Camille Leung <cleung@smcgov.org> wrote:

> Yes see you then ☺

Camille Leung

From: Camille Leung
Sent: Thursday, August 18, 2016 5:03 PM
To: 'JTUTTLEC@aol.com'; 'Noel Chamberlain'
Cc: 'Roland Haga'; 'Scott Fitinghoff'; John Brennan; Paula Thomsen; Mark Gross; Miles H. Hancock
Subject: Ticonderoga - FAR and Grading
Attachments: Total Grading_BLD vs PLN Approval 081816.pdf

Importance: High

Hi Jack,

Per your request, I did a limited review of the building plans submitted for Lots 5-11, limited to grading and Floor Area Ratio (FAR). At this time, we need to do a little more work, as outlined below, before we can move this to CSG.

Regarding Floor Area, by taking out the area of stairs (except for the main floors) and the garage areas from the Floor Area calculations, all homes are under the approved FAR, with the exception of Lot 9 (which appears to still be over by 225 sq. ft. more or less). To reconcile this, for Lot 9, Please have Mark Gross do a breakdown of floor area for each room (excluding the areas of the exterior walls). Please send this as a PDF first.

Regarding Grading, TOTAL grading (11,710 cy*) is under the approved total of 14,500 cy. However, the Planning Department typically looks at TOTAL CUT and TOTAL FILL separately. The proposed cut exceeds the approved cut by about 3000 cy. However, the proposed fill is less than the approved fill by 5000 cy. Please see sheet attached. To reconcile this, I will need to speak with the County's Geotechnical Consultant (Jean D.) and the Director (Steve M.) to see if we can allow this as a Minor Modification (or whether it is considered a Major Modification). Please allow me to get back to you by mid-week next week.

*Please note that I used the grading plans and quantities from civil plans submitted on 3/2/16, not the revised civil plans. Noel and Jack and I had agreed to address grading for all lots in total numbers, instead of "per lot" comparisons against the approved grading totals. The revised civil plans exclude the grading required for remediation, trenching, and retaining walls which was not agreed upon by the County.

Thank you

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

From: Camille Leung
Sent: Wednesday, August 17, 2016 1:43 PM

Grading for Chamberlain Project, in cubic yards (CY)

PLN APPROVAL			
TOTAL	**Cut**	**Fill**	
	500	2,300	
	4,700	700	
	300	2,900	
	1,200	1,000	
		900	Import
	6,700	**7,800**	
		(7,600 in report)	

14,500 APPROVED TOTAL

BLD PROPOSAL		
Lot	**Cut**	**Fill**
5	1,740	0
6	2,030	0
7	2,170	40
8	2,080	90
9	140	1,800
10	770	310
11	470	70
	9,400	**2,310**

11,710 BLD PROPOSED TOTAL

Camille Leung

From: Camille Leung
Sent: Thursday, August 18, 2016 5:09 PM
To: Steve Monowitz; Jean Demouthe
Subject: FW: Ticonderoga - FAR and Grading
Attachments: Total Grading_BLD vs PLN Approval 081816.pdf

Importance: High

Hi Steve and Jean,

Please see attached email. I will need both of your input as to whether Grading Changes for the Chamberlain Highlands Project can be consider a "Minor Modification". Of course, we can assume that all Geo Mitigation Measures will be complied with.

Please let me know what you think by Tuesday if possible. Jean, if you need to see grading on a lot-per-lot basis, the civil grading plans are in Building under BLD2016-00158 through -00164.

Thank you!

From: Camille Leung
Sent: Thursday, August 18, 2016 5:03 PM
To: 'JTUTTLEC@aol.com' <JTUTTLEC@aol.com>; 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: 'Roland Haga' <RHAGA@BKF.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; John Brennan <jbrennan@smcgov.org>; Paula Thomsen <pthomsen@smcgov.org>; Mark Gross <markg@markgrossinc.com>; Miles H. Hancock <MHancock@smcgov.org>
Subject: Ticonderoga - FAR and Grading
Importance: High

Hi Jack,

Per your request, I did a limited review of the building plans submitted for Lots 5-11, limited to grading and Floor Area Ratio (FAR). At this time, we need to do a little more work, as outlined below, before we can move this to CSG.

Regarding Floor Area, by taking out the area of stairs (except for the main floors) and the garage areas from the Floor Area calculations, all homes are under the approved FAR, with the exception of Lot 9 (which appears to still be over by 225 sq. ft. more or less). To reconcile this, for Lot 9, Please have Mark Gross do a breakdown of floor area for each room (excluding the areas of the exterior walls). Please send this as a PDF first.

Regarding Grading, TOTAL grading (11,710 cy*) is under the approved total of 14,500 cy. However, the Planning Department typically looks at TOTAL CUT and TOTAL FILL separately. The proposed cut exceeds the approved cut by about 3000 cy. However, the proposed fill is less than the approved fill by 5000 cy. Please see sheet attached. To reconcile this, I will need to speak with the County's Geotechnical Consultant (Jean D.) and the Director (Steve M.) to see if we can allow this as a Minor Modification (or whether it is considered a Major Modification). Please allow me to get back to you by mid-week next week.

*Please note that I used the grading plans and quantities from civil plans submitted on 3/2/16, not the revised civil plans. Noel and Jack and I had agreed to address grading for all lots in total numbers, instead of "per lot" comparisons

against the approved grading totals. The revised civil plans exclude the grading required for remediation, trenching, and retaining walls which was not agreed upon by the County.

Thank you

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

From: Camille Leung
Sent: Wednesday, August 17, 2016 1:43 PM
To: Roland Haga <RHAGA@BKF.com>; JTUTTLEC@aol.com
Subject: Ticonderoga - Civil Plans

Hi Roland,

Got your message ☺ I will look at the plans tomorrow and let you and Jack know if there is anything else I need ☺

Thanks!

Camille Leung

From: Camille Leung
Sent: Wednesday, August 24, 2016 12:33 PM
Subject: Update on the Chamberlain Highlands Project

Hello Interested Parties of the Chamberlain Highlands Project,

I wanted to give you an update on Jack Chamberlain's (Property Owner) response to the Comment Letter issued by the County Planning Section on 4/25/16.

1) Houses exceeding Approved Floor Area Limits: The property owner stated that the floor plans had not changed since the houses were approved back in April 2010. He realized that the discrepancy in proposed floor area (current Building application proposal) and approved floor area (2010 approval) had to do with garages being excluded from the approved floor area totals provided to Staff in 2010. However, the 2010 staff report was silent on whether the floor area totals presented included or excluded the area of the garages. However in the RM district, garage area is included in the calculation of floor area. The discrepancy was bought to the attention of the Community Development Director (Steve Monowitz). Mr. Monowitz determined that the Board's approval likely encompassed both the house sizes as approved and stated in the staff report, as well as garage spaces shown on the elevations, but due to the ambiguity of this, he approved the addition of the area of the garages to the total house sizes, as a minor modification to the project approval.

   The above decision by the Director resolved exceedances in floor area with all of Lots 5 through 11, except for Lot 9, which is still over the approved floor area by about 225 sq. ft. The property owner is looking into the calculation of house size on this lot.

2) Modification to Grading Plans: The proposed TOTAL grading (11,710 cy*) is under the approved 2010 total of 14,500 cy. However, the Planning Department typically looks at TOTAL CUT and TOTAL FILL separately. The proposed cut exceeds the approved cut by about 3000 cy. However, the proposed fill is less than the approved fill by 5000 cy. To reconcile this, I am consulting with the County's Geotechnical Consultant (Jean DeMouthe) and the Director (Steve M.) to see if there are any geotechnical concerns related to this change and whether this can be considered as a Minor Modification (or whether it is considered a Major Modification). Compliance with all Geotechnical Mitigation Measures would still be required.

3) Additional Trees to be removed: Based on a tree survey by Ralph Osterling (a forester) received yesterday, Four (4) more trees will need to be removed, in addition to those trees approved in 2010:

- a 36" Multi Cypress on Lot 5 (RM Zoning)
- A 20" tree on Lot 11 (Mr. Osterling will provide species) -- 2 Oaks were already approved for removal on Lot 11 (RM Zoning)
- 12" Oak on Lot 9 – Tree Permit Required
- 14" Oak on Lot 10 – Tree Permit Required

As both Lots 5 and 11 are zoned Resource Management (RM), an RM permit is required for the removal of trees over 17.5 dbh or 55" in circumference (several smaller trees will also be removed but are not protected by the RM Regs). As the tree removals are associated with the construction of the approved homes and only involve removal of 2 additional trees in the RM Zone, the County has approved the removal of these additional trees as a Minor Modification to the already 2010 approved RM Permit.

For the 2 other trees on Lots 9 and 10 which are on property zoned R-1/S-81, the corresponding tree permit threshold is 12" dbh or greater. Unless the property owner decides to save these trees, a Tree Permit application will be needed.

4) Status of Building Permits: No new plans have been submitted (Note: Revised civil plans were submitted but then rejected). I am waiting for resolution of Item 2 (grading) and Item 1 (House Size of Lot 9) before we can proceed with further Building Inspection Section plan check. Also, the property owner is still working to address other comments on my 4/25/16 Comment Letter.

Thanks and please feel free to contact me if you have any questions ☺ Please feel free to forward this to any interested parties.

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

Camille Leung

From: Camille Leung
Sent: Wednesday, August 24, 2016 12:44 PM
To: 'JTUTTLEC@aol.com'; 'Ralph Osterling'
Cc: 'Noel Chamberlain'
Subject: RE: Ticonderoga - Trees

Hi Jack and Ralph,

Adding to my last email, Lots 9 and 10 are not in the RM Zoning District, but are zoned R-1/S-81. The corresponding tree permit threshold is 12" dbh or greater for these 2 lots, not 17" dbh. Looks like 2 trees to be removed meet that threshold:

- 12" Oak on Lot 9 – Tree Permit Required
- 14" Oak on Lot 10 – Tree Permit Required

Unless you decide to save these trees (which appears possible), a Tree Permit application will be needed.

Tree Permit Application and Process:
http://planning.smcgov.org/tree-trimming-and-removal-permit

Thanks!

From: Camille Leung
Sent: Wednesday, August 24, 2016 11:42 AM
To: 'JTUTTLEC@aol.com' <JTUTTLEC@aol.com>; 'Ralph Osterling' <ralph@ralphosterling.com>
Cc: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Subject: RE: Ticonderoga - FAR and Grading

Hi Jack and Ralph,

Thanks for the plans with the tree locations and sizes. It looks like you will need to take out 2 additional protected trees (trees over 17.5 dbh or 55 inches in circumference) as highlighted in green on the plans:

- 36" Multi Cypress on Lot 5
- 20" tree on Lot 11 (please provide species) --- Please note that 2 Oaks were already approved for removal on Lot 11

As it is clear that they are associated with the construction of approved homes and only involve 2 additional trees, these can be approved as a Minor Modification to the already approved RM Permit.

Thanks

From: Camille Leung
Sent: Thursday, August 18, 2016 5:03 PM
To: 'JTUTTLEC@aol.com' <JTUTTLEC@aol.com>; 'Noel Chamberlain' <noel@nexgenbuilders.com>

Cc: 'Roland Haga' <RHAGA@BKF.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; John Brennan <jbrennan@smcgov.org>; Paula Thomsen <pthomsen@smcgov.org>; Mark Gross <markg@markgrossinc.com>; Miles H. Hancock <MHancock@smcgov.org>
Subject: Ticonderoga - FAR and Grading
Importance: High

Hi Jack,

Per your request, I did a limited review of the building plans submitted for Lots 5-11, limited to grading and Floor Area Ratio (FAR). At this time, we need to do a little more work, as outlined below, before we can move this to CSG.

Regarding Floor Area, by taking out the area of stairs (except for the main floors) and the garage areas from the Floor Area calculations, all homes are under the approved FAR, with the exception of Lot 9 (which appears to still be over by 225 sq. ft. more or less). To reconcile this, for Lot 9, Please have Mark Gross do a breakdown of floor area for each room (excluding the areas of the exterior walls). Please send this as a PDF first.

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*Please note that I used the grading plans and quantities from civil plans submitted on 3/2/16, not the revised civil plans. Noel and Jack and I had agreed to address grading for all lots in total numbers, instead of "per lot" comparisons against the approved grading totals. The revised civil plans exclude the grading required for remediation, trenching, and retaining walls which was not agreed upon by the County.

Thank you

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

From: Camille Leung
Sent: Wednesday, August 17, 2016 1:43 PM
To: Roland Haga <RHAGA@BKF.com>; JTUTTLEC@aol.com
Subject: Ticonderoga - Civil Plans

Hi Roland,

Got your message ☺ I will look at the plans tomorrow and let you and Jack know if there is anything else I need ☺

Thanks!

Activity	Date Assigned	Done By	Status	Status Date
Project Decision	04/21/2014	Camille Leung	Grading Permit Issued	04/21/2014

4/21/14 CML - Issued today to Jack S. after BLD permit issued for Lot 1. EC inspection required at end of grading.

Project Decision	09/24/2015	Camille Leung	Notes	09/24/2015

9/24/15 CML - Signed form from DPW Mapping regarding project compliance with conditions pertaining to Map recordation and giving ok to record map for the rest of the lots (5-11).

Project Decision	07/29/2016	Camille Leung	Initiate Minor Amendment	07/29/2016

7/29/16 CML - Email sent to Jack today:

Hi Jack,

John N. [County Counsel] and I met with Steve Monowitz this afternoon regarding his interpretation of the total floor area approved by the Board of Supervisors for this project. He acknowledges that there is ambiguity in the approval documents of whether the total approved square footage for each house includes garage space. However, approval documents show garage elevations, with houses having between 2 -3 garage spaces. He believes that the Board's approval likely encompassed both the house sizes as approved and stated in the staff report, as well as garage spaces shown on the elevations, but due to the ambiguity of this, he can approve the addition of the area of the garages to the total house sizes, as a minor modification to the project approval.

Thanks

Project Decision	08/24/2016	Camille Leung	Initiate Minor Amendment	08/24/2016

8/24/16 CML - Sent email to Jack Chamberlain, Ralph Osterling (forester) and Noel Chamberlain:

Hi Jack and Ralph,

Thanks for the plans with the tree locations and sizes. It looks like you will need to take out 2 additional protected trees (trees over 17.5 dbh or 55 inches in circumference) as highlighted in green on the plans:

- 36" Multi Cypress on Lot 5
- 20" tree on Lot 11 (please provide species) --- Please note that 2 Oaks were already approved for removal on Lot 11

As it is clear that they are associated with the construction of approved homes and only involve 2 additional trees, these can be approved as a Minor Modification to the already approved RM Permit.

Thanks

	08/24/2016	Camille Leung	Notes	08/24/2016

8/24/16 CML - Sent email today:

Hi Jack and Ralph,

Adding to my last email, Lots 9 and 10 are not in the RM Zoning District, but are zoned R-1/S-81. The corresponding tree permit threshold is 12" dbh or greater for these 2 lots, not 17" dbh. Looks like 2 trees to be removed meet that threshold:

- 12" Oak on Lot 9 – Tree Permit Required
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Unless you decide to save these trees (which appears possible), a Tree Permit application will be needed.

Tree Permit Application and Process:
http://planning.smcgov.org/tree-trimming-and-removal-permit

Thanks!

Activity	Date Assigned	Done By	Status	Status Date
Approved 4/28/10				
Town of Hillsborough	11/12/2009	Camille Leung	DONE	10/03/2013
Approved 4/28/10				
City of San Mateo	11/12/2009	Camille Leung	DONE	10/03/2013
Approved 4/28/10				
City of Belmont	11/12/2009	Camille Leung	DONE	10/03/2013
Approved 4/28/10				
PG&E	11/12/2009	Camille Leung	DONE	10/03/2013
Approved 4/28/10				
San Mateo Union High School District. Comments Due 12/03/09.				
Notify: Neighboring Parcels	11/25/2013	Camille Leung	DONE	11/25/2013
11/25/13 CML - Sent 200-ft construction notice to neighbors of Bunker Hill Lots 1-4 and Palter, Neifeh, etc.				
Appeals	02/11/2014	Camille Leung	Not Appealable	02/11/2014
CEQA Preparation	02/11/2014	Camille Leung	EIR - Released	02/11/2014
Re-circulated DEIR Released Sept. 14, 2009 - November 9, 2009. FEIR released January 4, 2010 - January 14, 2010. Certified on April 27, 2010 by Board of Supervisors.				
	02/11/2014	Camille Leung	Comments Addressed	02/11/2014
Project Decision	02/11/2014	Camille Leung	Final Approval	02/11/2014
4/28/10				
	02/11/2014	Camille Leung	Initiate Minor Amendment	02/11/2014

Minor Modification to allow a 3-story home on Lot 3 has been Approved by the Community Development Director

In reviewing the building plans submitted for a building permit for a new home on Lot 3 on Bunker Hill Drive, County staff noted a discrepancy between the Project as described in the staff report (dated April 27, 2010) to the Board of Supervisors and Project Draft Environmental Impact Report (DEIR) and the Project as represented on the building plans. The staff report and DEIR describe all homes being 2 stories. The project plans show a 3-story home on Lot 3 to span the distance between the garage and the declining grade, with 2-story homes on the other Bunker Hill Drive lots. It should be noted that the only discrepancy discussed here involves the number of stories, not height nor home size.

The Community Development Director has determined that the applicant's request for a 3-story home on Lot 3 is considered a modification to the project approved by the Board of Supervisors. The modification requested would not result in new significant impacts under the California Environmental Quality Act, as height would not change and significance thresholds would not be exceeded. The applicable significance threshold for analyzing the aesthetic impact of the modification is whether the project would exceed 3 stories or 36 feet in height, as stated on page 4.1-26 of the Project DEIR. As modified, the project would continue to result in a less than significant impact in this area, as the home would be 3-stories and 32-feet in height (as approved by the Board of Supervisors) and would not exceed 3 stories or 36 feet in height. Condition No. 6b of the project conditions of approval (dated March 9, 2011) relates to the number of stories in the residences, stating that "Lots 1, 2, 3, 4 and 11: Homes shall be no more than one-story high on the front curbside. Home design will be compatible with the area's contemporary, mid-20th century modern style. Rear facades of homes on Lots 9 through 11 shall have details to reduce the massing of the structure, specifically architectural articulation to break up the vertical facade, color variation, and brick or stone treatment for retaining walls supporting the residences." As modified, the home on Lot 3 is one-story high on the front curbside. Based on the above factors, the Community Development Director has determined the modification to be minor in nature and has approved the modification as described above.

Required Advisory Committee	02/11/2014	Camille Leung	No Advisory Committee Re	02/11/2014
Staff Decision - Hearings	02/11/2014	Camille Leung	Approved	02/11/2014
BOS approved on 4/27/10				

Activity	Date Assigned	Done By	Status	Status Date
Phone Call	05/17/2011	Camille Leung	DONE	05/17/2011

5/17/11 CML - Spoke with Margaret at Highlands recreation. She stated that intends to contact Chamberlain regarding the HRD intiating fire breaks over the property, after the recordation of the Parcel Map (about a month from now). I have informed her that, so long as she does not remove any trees over 55" in circumference or removal vegetation which screens the furture homes, no RM permit is required. However, I requested a map showing area for firebreaks prior to the initation of work. She agreed and will get back to me after she talks to Chamberlain. She is shooting for after July 4th to do the firebreaks....

She states that she will only accept the land after fire breaks have all been completed, which could take years. Plus Chamberlain has said in the past that he intends to hold onto the open space parcel until after all the homes are constructed, so as to not expose any potential grantee to liability associated with geotechnical disturbance of home construction.

Meeting	09/13/2011	Camille Leung	DONE	09/13/2011

9/13/11 CML - Routed Storm Drain Report & Final Map to Diana and sotrm drain only to Ann Stillman. Routed GEO report and final map to Jean DeMouthe.
9/1/11 CML - Met with Diana Shu, Pete Bentley, Sylvia, Jack and Roland Haga. They submitted, although informally, the final map and Geo report for PLN, GEO, & DPW review. Final Map will also be submitted formally through DPW's mapping department.

Grant Permit Extension	03/06/2012	Pete Bentley	DONE	03/06/2012

3/6/12 PSB - Appliant in this AM and paid extention fee. Final Map approval and conditions now extended for 1 year to April 27, 2013.

Documents Recorded	10/03/2013	Camille Leung	DONE	03/13/2013

Parcel Map for Lots 1-4 recorded. Also conservation easement. See Project Notes under same date.

Project Notes	03/20/2013	Pete Bentley	DONE	03/20/2013

3/20/13 PSB - On March 15, 2013 both the Parcel Map for the 4 Lots on Bunker Hill and the Conservation Easement were recorded. However, this does not complete compliance with all the "conditions of approval" and allow closure of this PLN. Approved project also included a Lot Line Adjustment and Issuance of a Grading Permit which still must occur at some point in time. The above recording simply allows for moving forward on these 2 issues.

(F) Planning Referral Sheet	05/30/2013	Pete Bentley	No Disp	05/30/2013
Project Notes	06/26/2013	Pete Bentley	DONE	06/26/2013

6/26/13 PSB - Met with Jim who then talked to John N. (CC) regarding application for removal of 2 trees on Lot 4 that were not shown on the "original". Thses 2 trees are located +/- in the center of the proposed residence. Determination has been made that (via Minor modification as determined by Director and CC) and since the project specifications call for 2 replacement trees per each removed tree, the trees may be removed and that four (4) replacement trees shall be planted. I have asked owner to make the necessary design changes on Sheet C4.30 and resubmit.

Review by CalTrans	11/12/2009	Camille Leung	DONE	10/03/2013

Approved 4/28/10

Comments due 12/3/09

Review by citizens Utilities	11/12/2009	Camille Leung	DONE	10/03/2013

Approved 4/28/10

Ben Vazquez
PONY
DPW155
Bel Aire Lighting Maintenance District

	11/12/2009	Camille Leung	DONE	10/03/2013

Approved 4/28/10

Crystal Spring Sanitation

Review by Other Agency	11/12/2009	Camille Leung	DONE	10/03/2013

Approved 4/28/10

Highlands Rec District

	11/12/2009	Camille Leung	DONE	10/03/2013

o Appeal fee ✓

ABBOTT & KINDERMANN, LLP
ATTORNEYS AT LAW

August 31, 2016

Via overnight delivery

Mr. Steve Monowitz
Community Development Director
San Mateo County Planning and Building Dept.
County of San Mateo
455 County Center, Second Floor
Redwood City, CA 94063

Re: Objections to Recent Staff Approval of Modifications to the Chamberlain Highlands Project

Dear Mr. Monowitz:

This office represents concerned neighbors in the Highlands area, who are concerned about recent decisions by the Planning and Building Department to authorize an increase in the size of some of the homes that are proposed to be built for the Chamberlain Highlands Project (the "Project"). Specifically, our clients believe that these decisions, among others, have been made without holding a public hearing for review and approval by the Planning Commission, which is required pursuant to Condition No.1 of the Project's Conditions of Approval ("COA"). Our clients' first notice of these decisions was an email from County staff on Wednesday, August 24, 2016.

Unfortunately, the appropriate process to assert objections to these decisions is unclear, as we have been directed by your staff to submit this letter to you, but face potential waiver of our clients' right to object if an appeal is not filed within 10 days after receiving notice of this decision (San Mateo County Appeals Process and Alternatives). As a result, for the reasons stated below, we are writing this letter to respectfully request that the approval of these modifications be rescinded and forwarded to the Planning Commission for public hearing and consideration. In the alternative, please find attached an Application for Appeal to the Planning Commission, along with a check for $451.00 as stated in your June 12, 2011, Planning Service Fee Schedule available on the County website.

I. Only the Planning Commission is Authorized to Make Decisions Interpreting Project Conditions of Approval That Could In Any Way Modify "Parcel Size and Configuration, Home Sizes, Home Locations, Architectural Design, Style And Color, Materials, Height And Foundation Design."

Condition of Approval No. 1 for the Project was approved by the Board of Supervisors on April 27, 2010, and reads as follows:

> This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Board of Supervisors on April 27, 2010. Minor revisions or modifications to these projects *in compliance with Condition No. 5* may be made subject to the review and approval of the Community Development Director. Revisions or modifications *not in compliance with Condition No. 5* shall be deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing. (Emphasis added.)

The plain language of this condition specifically states that only the Planning Commission may authorize any modifications to the Project when they would result in the Project being noncompliant with Condition No. 5. Thus, "compliance with Condition No. 5" is the operative term as to whether review of a modification is "minor" or "major."

As stated in Condition No. 1, Condition No. 5 establishes several key Project elements that can only be modified with Planning Commission approval. Condition No. 5 provides:

> This project will be implemented as proposed, mitigated, conditioned, and approved by the Board of Supervisors, regarding parcel size and configuration, home sizes, home locations, architectural design, style and color, materials, height and foundation design. Prior to the issuance of a Certificate of Occupancy for any residence, the applicant shall provide photographs to the Current Planning Section staff to demonstrate utilization of the approved colors and materials. Materials and colors shall not be highly reflective.

This condition specifically states that for each of the listed Project characteristics, the Project "will" be built as approved by the Board of Supervisors on April 27, 2010. Thus, the Project can only be in compliance with Condition No. 5 when the home sizes or architectural design, for example, are as expressly approved by the Board in 2010. Any decision or interpretation that would result in a modification of one of these listed Project characteristics would, therefore, cause the Project to run afoul of Condition No. 5. Consequently, such decisions must be made by the Planning Commission, pursuant to Condition No. 1.

Furthermore, the practical reason for the inclusion of the language in Condition No. 1 was to specifically address the concerns of community groups that wanted to make sure that the Project was built as agreed to (at least with respect to the project characteristics listed in Condition No. 5), or they would have a chance to challenge the proposed modification at a public hearing before the Planning Commission. When determinations or interpretations that impact these expressly identified Project characteristics are made by staff, the process fails to provide for the public accountability agreed to by the developer when they received their Project approval. Providing after-the-fact emails or other communications to a curated list of "interested community members" is an insufficient method for providing notice to the community, as anyone not on the list, or not on one of the recipients' "forward" list, has been deprived of the opportunity to comment or challenge the decision if they desired to do so. This type of process inevitably tends to lead to the disenfranchisement of residents and others who may not understand that they still have some rights to ensure the Project is built as approved.

II. Even If the Director Had the Authority to Act, the Decision Should Be Overturned By the Planning Commission Because It Is Inconsistent With the Board's Approval of the Project.

Even if the Director is authorized to make this interpretation, the foundation upon which the decision was made is flawed and leads to a modification that is not in compliance with Condition No. 5.

Specifically, the consequence of the challenged interpretation to exclude the garages in the Total Floor Area for Lots 5-11, is to dramatically increase the size of those homes. Approved home sizes are expressly listed on page 14 of the Staff Report:

Table 4
Proposed Setbacks Lots 1 through 11

Zoning District	Lot No.	Front Setback (feet)	Right Side Setback (feet)	Left Side Setback (feet)	Rear Setback (feet)	Total Floor Area
Existing RM		**50**	**20**	**20**	**20**	**None**
Proposed RM Text Amendment*		**20**	**10**	**10**	**20**	**None**
	Lot 1	20[#]	10[^]	18[#]	46	3,727
	Lot 2	20[^]	18[#]	10[#]	46	3,727
	Lot 3	20[#]	10[#]	10[^]	51	3,874
	Lot 4	24[#]	10[#]	10[#]	20	3,874
	Lot 5	22[^]	12[^]	10[#]	48	2,789
	Lot 6	26[#]	11[#]	17[^]	55	2,789
	Lot 7	40[#]	10[^]	10[#]	56	2,789
	Lot 8	61	36[!]	10[^]	58	2,789
	Lot 11	61	23[!]	74	28	3,518
R-1/S-81		**20**	**5**	**5**	**20**	
	Lot 9	40	25	16	52	3,390
	Lot 10	24	39	25	44	3,431

[#]The setbacks are proposed and have not been adopted.

[^]Proposed setbacks that do NOT meet current RM Regulations, but comply with the proposed RM Text Amendment.

[!]Lots 8 and 11 contain "No-Build Zones." Per Conditions 8, 9, and 34, setbacks as shown in this table are measured from the edge of "no-build" areas. Right side setbacks would be 33 feet (Lot 8) and 23 feet (Lot 11) for these lots but would still comply with the minimum 20-foot side setback.

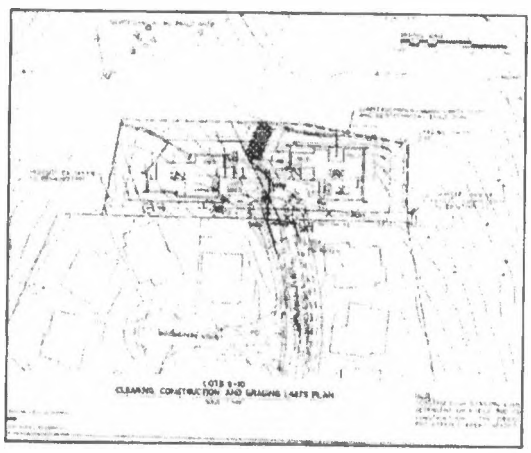
As stated in the August 24, 2016, email by staff, "the 2010 Staff Report was silent on whether the floor area totals presented included or excluded the area of the garages." However, the very next sentence states that "in the RM district, garage area is included in the calculation of floor area." While the 2010 Staff Report may not have explicitly addressed this question, the likely reason is because the requirements for development within the RM district were already included in the San Mateo County Zoning Code. The developer is presumed to know and agree to any pre-existing regulations, absent a request to modify those regulations. And while the developer was granted approval to modify some requirements in the RM district, none of the changes involved the calculation of Total Floor Area and garages. Thus, the Project must follow the requirements of the RM district and include the garage floor area in the calculation.

For these reasons, the interpretation must be invalidated, and the developer should be required to either: (1) include the floor area of the garages within the limits approved by the Board in the chart above, or (2) request approval of a major modification pursuant to Condition No. 1 before the Planning Commission and comply with the requirements of the California Environmental Quality Act ("CEQA").

III. Changes to Grading Plans and Removal of Additional Trees May Also Require a Major Modification.

The 2010 Project approval not only considered the size of the homes and lots, it specifically discussed the amount of grading that would occur (2010 staff Report, p. 28), as well as the number of trees that would be removed (2010 Staff Report, p. 23). While these issues are admittedly not one of the Project characteristics listed in Condition No. 5, the need or desire to modify the amount of grading or number of trees removed strongly suggests that they are needed due to changes to the home locations or foundation design. Either one of these changes would trigger the need to receive approval of a major modification from the Planning Commission and complete adequate CEQA review, for the reasons stated above.

For example, Attachment P of the 2010 Staff Report identifies the home location of each of the proposed lots:



Undoubtedly, these home locations and/or foundation designs were used to determine which trees would need to be removed and the amount of grading that is necessary to build the Project. Thus, it appears that the modification to the grading plans and increases in tree removals is the result of changes to the listed Project characteristics in Condition No. 5, and would, therefore, require approval of a major modification by the Planning Commission. For these reasons, these approvals must be invalidated and the developer should be required to either: (1) build the homes in compliance with the limitations approved by the Board in Condition No. 5, or (2) request approval of a major modification pursuant to Condition No. 1 before the Planning Commission and comply with the requirements of CEQA.

IV. Request for Documents Related to Approval of Modifications of the Project and Inclusion on All Noticing Lists for Future Project-Related Communications.

Attached, please find an official Public Records Act request for documents related to these modifications to the Project. If you have any questions regarding the scope of the request or how we may collaborate on how to efficiently fulfill the request, please feel free to contact me at my email or the number below.

In addition, please add my email address, dcucchi@aklandlaw.com, to all communication lists the County uses for email notifications regarding the Project. We are also requesting written notice of all future public hearings related to this Project pursuant to Government Code section 65092. Please confirm that you are the designated person to receive this request and any fees associated with providing this service.

V. Conclusion.

Our review of the Project approval documents indicates that all interpretations of Project conditions or modification of Project approvals which implicate one or more of the listed Project characteristics in Condition No. 5 must be heard and approved by the Planning Commission. Staff level decisions involving these Project characteristics undermines the good faith agreements made between the County, the developer and the community embodied in Condition Nos. 1 and 5 for the Project. Here, the Director's approvals modifying the Project violate Condition No. 1, because they implicate Project characteristics listed in Condition No. 5.

Even if the Director is authorized to approve these modifications, such decisions should be overturned by the Planning Commission because they are not supported by the administrative record of the 2010 Project approval. The developer is presumed to know and agree to any existing requirements in the RM district at the time of approval, which requires garages to be included in the calculation of Total Floor Area. Furthermore, the developer must seek approval of a major modification before the Planning Commission to change grading plans and remove additional trees from the site that are the result of changes to the listed Project characteristics in Condition No. 5.

Therefore, we respectfully request that the approval of these modifications be rescinded and forwarded to the Planning Commission for public hearing and consideration and a determination of the modification's compliance with CEQA. In the alternative, please find attached an Application for Appeal to the Planning Commission, along with a check for $451.00.

In addition, we respectfully request that notice of the County's consideration of all future modifications to the Project, whether minor or major, be sent to the email notification list prior to taking any final action on the matter.

If you have any questions, you may reach me at (916) 456-9595.

Very truly yours,



Daniel S. Cucchi
dcucchi@aklandlaw.com

DSC/lh
Encls.

ABBOTT & KINDERMANN, LLP
ATTORNEYS AT LAW

September 1, 2016

Mr. Steve Monowitz
Community Development Director
San Mateo County Planning and Building Dept.
County of San Mateo
455 County Center, Second Floor
Redwood City, CA 94063

Re: Public Records Act Request

Dear Mr. Monowitz:

This office represents neighbors of the Highlands area, who are concerned about the recent decisions by the Planning and Building Department to authorize modifications to the Chamberlain Highlands Project (the "Project"). Pursuant to the California Public Records Act (Government Code section 6250 *et seq.*), I am requesting copies of the following public records:

> Any and all documents (including, but not limited to, correspondence, reports, notes, emails and electronic communications) from January 1, 2016, to the present relating to the modifications to the Project identified in the August 24, 2016, email from Ms. Camille Leung to "Interested Parties of the Chamberlain Highlands Project" (copy attached), including, but not limited to, changes to: (1) Floor Area Calculations; (2) Grading Plans; (3) Tree Removals; and (4) findings made in support of approvals of any and all modifications.

Pursuant to Government Code section 6253(b), the copies are to be exact copies unless it is impractical to do so.

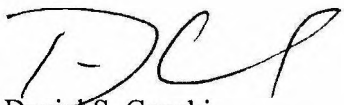
Pursuant to Government Code section 6253(b), the County may charge the "direct costs" of making the copies. Please send an invoice to our office for any such expenses. In the event that the County requires a deposit, please fax or email to me the County's adopted procedures for deposits and for charging for copies under the Public Records Act along with the requested deposit.

If the County is unable to have all copies available within 10 calendar days of the date of the receipt of this request, please notify me immediately of the basis for non-compliance. (Government Code, § 6253(c).)

If the County denies this request, or any portion thereof, please advise me in writing of the basis for the denial, and in conformance with Government Code section 6253(d), the name and title of the person making the denial.

Thank you in advance for your cooperation.

Sincerely,



Daniel S. Cucchi
dcucchi@aklandlaw.com

DSC/lh
Encl.

From: **Camille Leung** <cleung@smcgov.org>
Date: Wed, Aug 24, 2016 at 12:32 PM
Subject: Update on the Chamberlain Highlands Project
To:

Hello Interested Parties of the Chamberlain Highlands Project,

I wanted to give you an update on Jack Chamberlain's (Property Owner) response to the Comment Letter issued by the County Planning Section on 4/25/16.

1) Houses exceeding Approved Floor Area Limits: The property owner stated that the floor plans had not changed since the houses were approved back in April 2010. He realized that the discrepancy in proposed floor area (current Building application proposal) and approved floor area (2010 approval) had to do with garages being excluded from the approved floor area totals provided to Staff in 2010. However, the 2010 staff report was silent on whether the floor area totals presented included or excluded the area of the garages. However in the RM district, garage area is included in the calculation of floor area. The discrepancy was bought to the attention of the Community Development Director (Steve Monowitz). Mr. Monowitz determined that the Board's approval likely encompassed both the house sizes as approved and stated in the staff report, as well as garage spaces shown on the elevations, but due to the ambiguity of this, he approved the addition of the area of the garages to the total house sizes, as a minor modification to the project approval.

> The above decision by the Director resolved exceedances in floor area with all of Lots 5 through 11, except for Lot 9, which is still over the approved floor area by about 225 sq. ft. The property owner is looking into the calculation of house size on this lot.

2) Modification to Grading Plans: The proposed TOTAL grading (11,710 cy*) is under the approved 2010 total of 14,500 cy. However, the Planning Department typically looks at TOTAL CUT and TOTAL FILL separately. The proposed cut exceeds the approved cut by about 3000 cy. However, the proposed fill is less than the approved fill by 5000 cy. To reconcile this, I am consulting with the County's Geotechnical Consultant (Jean DeMouthe) and the Director (Steve M.) to see if there are any geotechnical concerns related to this change and whether this can be considered as a Minor Modification (or whether it is considered a Major Modification). Compliance with all Geotechnical Mitigation Measures would still be required.

3) Additional Trees to be removed: Based on a tree survey by Ralph Osterling (a forester) received yesterday, Four (4) more trees will need to be removed, in addition to those trees approved in 2010:

- a 36" Multi Cypress on Lot 5 (RM Zoning)

- A 20" tree on Lot 11 (Mr. Osterling will provide species) -- 2 Oaks were already approved for removal on Lot 11 (RM Zoning)

- 12" Oak on Lot 9 – Tree Permit Required

- 14" Oak on Lot 10 – Tree Permit Required

As both Lots 5 and 11 are zoned Resource Management (RM), an RM permit is required for the removal of trees over 17.5 dbh or 55" in circumference (several smaller trees will also be removed but are not protected by the RM Regs). As the tree removals are associated with the construction of the approved homes and only involve removal of 2 additional trees in the RM Zone, the County has approved the removal of these additional trees as a Minor Modification to the already 2010 approved RM Permit.

For the 2 other trees on Lots 9 and 10 which are on property zoned R-1/S-81, the corresponding tree permit threshold is 12" dbh or greater. Unless the property owner decides to save these trees, a Tree Permit application will be needed.

4) Status of Building Permits: No new plans have been submitted (Note: Revised civil plans were submitted but then rejected). I am waiting for resolution of Item 2 (grading) and Item 1 (House Size of Lot 9) before we can proceed with further Building Inspection Section plan check. Also, the property owner is still working to address other comments on my 4/25/16 Comment Letter.

Thanks and please feel free to contact me if you have any questions ☺ Please feel free to forward this to any interested parties.

Camille Leung, Senior Planner

Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

Phone - 650-363-1826

Fax – 650-363-4849

Camille Leung

From: Camille Leung
Sent: Thursday, September 01, 2016 11:58 AM
To: 'JTUTTLEC@aol.com'; 'Noel Chamberlain'
Cc: 'Roland Haga'; 'Scott Fitinghoff'; Steve Monowitz; John Nibbelin
Subject: RE: Ticonderoga - FAR and Grading
Attachments: Total Grading_BLD vs PLN Approval 081816.pdf; Apx4_4gDraftTransImpactStudy.pdf; 4_4_OtherTopics_091009.pdf

Importance: High

Hi Jack,

I met with Steve Monowitz (Director) and John Nibbelin (County Counsel) regarding the grading modification request. In order to make a determination, please provide more information regarding how the revised grading cut and fill amounts affect truck haul trips.

Previously, grading was more balanced, with 6700 cy cut and 7800 cy fill. Current proposal is 9400 cy cut and 2310 cy fill. This will likely increase off-haul amounts. As estimated in the Re-circulated DEIR, each truck carries 12 cy. Under the previous proposal, truck trips were estimated at 183 trips associated with in-haul of fill and drain rock, as off-haul was not needed. This was determined to be an "effect not found to be significant" (see Page 4.4-37 of the Recirculated DEIR attached).

We would need further traffic analysis of how the modification to grading amounts impacts truck trips (how many more?) and whether the impact is significant based on current traffic levels, nearby homes, etc. The last traffic report was prepared by Fehr and Peers in Sept 2008 (see attached).

We are aware of the timing constraints for this project. Please let us know how we can assist further.

Thanks

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

From: Camille Leung
Sent: Thursday, August 18, 2016 5:03 PM
To: 'JTUTTLEC@aol.com' <JTUTTLEC@aol.com>; 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: 'Roland Haga' <RHAGA@BKF.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; John Brennan <jbrennan@smcgov.org>; Paula Thomsen <pthomsen@smcgov.org>; Mark Gross <markg@markgrossinc.com>; Miles H. Hancock <MHancock@smcgov.org>

Subject: Ticonderoga - FAR and Grading
Importance: High

Hi Jack,

Per your request, I did a limited review of the building plans submitted for Lots 5-11, limited to grading and Floor Area Ratio (FAR). At this time, we need to do a little more work, as outlined below, before we can move this to CSG.

Regarding Floor Area, by taking out the area of stairs (except for the main floors) and the garage areas from the Floor Area calculations, all homes are under the approved FAR, with the exception of Lot 9 (which appears to still be over by 225 sq. ft. more or less). To reconcile this, for Lot 9, Please have Mark Gross do a breakdown of floor area for each room (excluding the areas of the exterior walls). Please send this as a PDF first.

Regarding Grading, TOTAL grading (11,710 cy*) is under the approved total of 14,500 cy. However, the Planning Department typically looks at TOTAL CUT and TOTAL FILL separately. The proposed cut exceeds the approved cut by about 3000 cy. However, the proposed fill is less than the approved fill by 5000 cy. Please see sheet attached. To reconcile this, I will need to speak with the County's Geotechnical Consultant (Jean D.) and the Director (Steve M.) to see if we can allow this as a Minor Modification (or whether it is considered a Major Modification). Please allow me to get back to you by mid-week next week.

*Please note that I used the grading plans and quantities from civil plans submitted on 3/2/16, not the revised civil plans. Noel and Jack and I had agreed to address grading for all lots in total numbers, instead of "per lot" comparisons against the approved grading totals. The revised civil plans exclude the grading required for remediation, trenching, and retaining walls which was not agreed upon by the County.

Thank you

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

From: Camille Leung
Sent: Wednesday, August 17, 2016 1:43 PM
To: Roland Haga <RHAGA@BKF.com>; JTUTTLEC@aol.com
Subject: Ticonderoga - Civil Plans

Hi Roland,

Got your message ☺ I will look at the plans tomorrow and let you and Jack know if there is anything else I need ☺

Thanks!

ABBOTT & KINDERMANN, LLP
ATTORNEYS AT LAW

September 9, 2016

Via U.S. Mail and Email to: smonowitz@smcgov.org and sleung@smcgov.org

Mr. Steve Monowitz
Community Development Director
San Mateo County Planning and Building Dept.
County of San Mateo
455 County Center, Second Floor
Redwood City, CA 94063

Re: Public Records Act Request

Dear Mr. Monowitz:

This office represents neighbors of the Highlands area, who are concerned about the recent decisions by the Planning and Building Department to authorize modifications to the Chamberlain Highlands Project (the "Project"). Pursuant to the California Public Records Act (Government Code section 6250 *et seq.*), I am requesting copies of the following public records:

1) Any and all building plan documents (including, but not limited to, plot plans, construction plans, building elevations, and landscape improvement plans) relating to Building Permit Application #BLD2016-00158 for Lot 10 of the Project;

2) Any and all building plan documents (including, but not limited to, plot plans, construction plans, building elevations, and landscape improvement plans) relating to Building Permit Application #BLD2016-00159 for Lot 11 of the Project;

3) Any and all building plan documents (including, but not limited to, plot plans, construction plans, building elevations, and landscape improvement plans) relating to Building Permit Application #BLD2016-00160 for Lot 9 of the Project;

4) Any and all building plan documents (including, but not limited to, plot plans, construction plans, building elevations, and landscape improvement plans) relating to Building Permit Application #BLD2016-00161 for Lot 8 of the Project;

5) Any and all building plan documents (including, but not limited to, plot plans, construction plans, building elevations, and landscape improvement plans) relating to Building Permit Application #BLD2016-00162 for Lot 7 of the Project;

6) Any and all building plan documents (including, but not limited to, plot plans, construction plans, building elevations, and landscape improvement plans) relating to Building Permit Application #BLD2016-00163 for Lot 6 of the Project;

7) Any and all building plan documents (including, but not limited to, plot plans, construction plans, building elevations, and landscape improvement plans) relating to Building Permit Application #BLD2016-00164 for Lot 5 of the Project.

Pursuant to Government Code section 6253(b), the copies are to be exact copies unless it is impractical to do so.

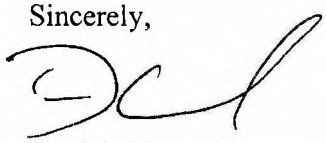
Pursuant to Government Code section 6253(b), the County may charge the "direct costs" of making the copies. Please send an invoice to our office for any such expenses. In the event that the County requires a deposit, please fax or email to me the County's adopted procedures for deposits and for charging for copies under the Public Records Act along with the requested deposit.

If the County is unable to have all copies available within 10 calendar days of the date of the receipt of this request, please notify me immediately of the basis for non-compliance. (Government Code, § 6253(c).)

If the County denies this request, or any portion thereof, please advise me in writing of the basis for the denial, and in conformance with Government Code section 6253(d), the name and title of the person making the denial.

Thank you in advance for your cooperation.

Sincerely,



Daniel S. Cucchi
dcucchi@aklandlaw.com

DSC/lh

Camille Leung

From: Camille Leung
Sent: Sunday, September 18, 2016 5:04 PM
To: Sam Naifeh; beard@traenviro.com
Cc: Marc D. Joseph; Corrin Brown; Ted Sayre; Lennie Roberts; Rick Priola; Liesje Nicolas; Cary Wiest; Steve Monowitz; Catherine Palter
Subject: RE: Update on the Chamberlain Highlands Project

Hi Sam,

Sorry for the delay in getting back to you. Last week, I lost 2 days of work due to a Planning Commission hearing and an all-day interview session. Here's my response to your email:

1. Minor Modification policy remains the same, as described in the conditions of approval. I checked with County Counsel regarding this. Conditions of Approval in the Letter of Decision is where the permit issuing authority usually tells the Planning Director that he has authority to make minor modifications from the plans being approved. It's not a function of our Zoning Regulations; it is a caveat contained in the decision-makers' conditions of permit approval. For this project, its Condition No. A.1.

2. Jean Demouthe was the County's consultant at the time of project review and remains the consultant on this project.

3. I am still waiting for a tree removal application, as owner is considering saving some trees. Planner will likely be me.

4. I am including Barbara Beard from MIG/TRA (Project Biology Firm) in this email for a response. Please allow 1 week.

Thanks

From: Sam Naifeh [mailto:samnaifeh@sbcglobal.net]
Sent: Thursday, September 08, 2016 2:56 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Marc D. Joseph <mdjoseph@adamsbroadwell.com>; Corrin Brown <d.cbrown@comcast.net>; Ted Sayre <tsayre@cottonshires.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>; Rick Priola <HCApres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Cary Wiest <wiestandassoc@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Catherine Palter <cpalter@stanford.edu>
Subject: Re: Update on the Chamberlain Highlands Project

Dear Camille,

We have appreciated your previously informing us when modifications have come up for County consideration.

Our question is whether Mr. Monowitz has changed the previous policy of informing the community in advance of any modifications that are requested or to come under Panning and Building Department consideration for this project.

Please clarify whether Ted Sayre is participating in the review, evaluation, and decision regarding changes in grading per our previous request.

Previously you indicated the application to remove the trees designated for removal would be monitored with information and sizes verified by a County official whose name and contact information we requested. We have not received that information.

Thank you for confirming that there has been no approved change in the Conditions of Approval related to 2010 biological conditions (BI0). Regarding the Mitigation Monitoring and Reporting Program (MMRP) for Mitigqtion Measure BIO 2d (attachment 1 on page 7 of 77), the email correspondence (attachment 2) shows only that the clearing of vegetation related to the Dusky Footed Woodrat and does not show that Suzanne DeLeón, Environmental Scientist, California Dept. Fish and Wildlife was made aware of the inspection timing and sequence under the Conditions of Approval nor that she knew that she was authorizing changes in actions taken that were not as specified in the 2010 Conditions of Approval. There is no evidence that Ms. DeLeón approved the California Red-legged Frog (CRF) survey to take place after the vegetation in the habitat was completely removed. Please see the attached report from MIG|TRA Response to Questions Regarding Biological Issues, which shows (on attachment 3 pages 4–5 of 5) the removed habitat and documents the inspection for the CRF taking place after the vegetation was removed. Inspecting for the CRF after removing the vegetation forming the habitat for the California Red-legged Frog makes no logical or scientific sense. We would appreciate information as to how this situation occurred.

Your help much appreciated
Sam

From: Camille Leung <cleung@smcgov.org>
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: Marc D. Joseph <mdjoseph@adamsbroadwell.com>; Corrin Brown <d.cbrown@comcast.net>; Ted Sayre <tsayre@cottonshires.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>; Rick Priola <HCApres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Cary Wiest <wiestandassoc@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Catherine Palter <cpalter@stanford.edu>
Sent: Thursday, September 1, 2016 11:36 AM
Subject: RE: Update on the Chamberlain Highlands Project

Hi Sam,

Please see below for my responses below to your comments.

1. Notices for Modifications: As described in Condition No. A.1, Minor Modifications may be approved by the Director. For minor modification requests, based on

consistency with project approval documents, the Director has the authority to decide whether notification is required.

2. As you recall, for Lots 1-4, a Minor Modification Notice was sent out to neighbors to reduce home sizes significantly from the approved total, due to the economy at the time.

3. Floor area for each lot: Please see the attached Table 4 from staff report for the approved floor areas. The garage sizes for the proposal are as shown on plans sent to you earlier. I included the language of the Director's Minor Modification approval in the summary I sent to you earlier.

4. Grading: This request for modification is still under review by Jean and the Director. The County also has a contract with Cotton Shires as its geotechnical consultant.

5. Trees: The tree permit process applies to Lots 9 and 10, but not to RM properties. I have alerted Mr. Chamberlain regarding his plan to remove 2 trees on Lot 9 and 10. He is evaluating whether the tree removals are necessary or whether he can retain them.

6. Biological Conditions have not changed.

Hope this helps ☺

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

From: Sam Naifeh [mailto:samnaifeh@sbcglobal.net]
Sent: Tuesday, August 30, 2016 10:27 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Marc D. Joseph <mdjoseph@adamsbroadwell.com>; Corrin Brown <d.cbrown@comcast.net>; Ted Sayre <tsayre@cottonshires.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>; Rick Priola <HCApres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Cary Wiest <wiestandassoc@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Catherine Palter <cpalter@stanford.edu>
Subject: Re: Update on the Chamberlain Highlands Project

Dear Camille

Thank you for sending this update

We are surprised that modifications and decisions were carried out without prior notice to the community. We have consistently been kept in the loop on proposed modifications since the FEIR approval in April of 2010. So far as we can ascertain, no one here in the community seems to have been notified or received information about the activity on this application prior to your email dated August 24th of this year.

Lots 1 – 4 were built under the same approval as the current proposed lots. How were the floor areas treated in lots 1-4?

Please confirm the garage floor area for each lot and send the approved floor areas by lot number before and after the proposed modification. Please send copies of the correspondence including bringing County attention to the reported discrepancy relating to the approved floor areas and the analysis of the floor area allowance under RM zoning. Mr Monowitz's final report on the minor modification justifying an increase in total floor area on each lot.

Grading has been a major issue for this development's proposals on steep, unstable hillsides in earthquake country. Modification to Grading Plans is a significant issue on these lots. Grading involved community members and experts in multiple meetings during the entire EIR process to discuss the challenges involved. There was a final geotechnical engineering meeting along with community representatives before the RDEIR entered final stages of preparation. Attending the meeting on technical engineering issues in the grading were geotechnical engineers, all of whom spent time studying the site and discussed the issues related to the complex soils and terrain: Ted Sayre, Chris Hundemer, Darwin Myers, and Scott E. Fitinghoff. Jeanne DeMouthe also attended the last EIR geotechnical engineering meeting on behalf of the County. The approved specifications needed all engineering inputs in the dialogue to arrive at the approved plan. Stability of the Ticonderoga Drive lots is particularly vulnerable. Careful analysis by those most informed about the soils in that location now will definitely be needed to come up with a safe solution to a significant problem.

Ted Sayre is happy to join in the discussion. His company Cotton Shires was selected by the City of San Francisco and County of San Mateo to repair the Polhemus road landslide. So he offers specific resources as well as expertise in the soils in this project's area. A fully vetted solution to the challenges in grading and other lot 5-11 changes serves the best interest of county taxpayers, the applicant and the community. Please let us know the next steps in working out the changes of the grading and lot plans on lots 5-11.

In the March 16 2016 email you sent with the subject RE: 10/26/15 Email from Taylor at TRA 1) Tree Survey and 2) additional tree removal, you stated:

"If trees in addition to those approved under the original project are proposed for removal, Jack Chamberlain will need to apply for a tree permit before these trees can be removed. Tree permit noticing is 300-feet radius of the property."

We are concerned that minor modification is being used to bypass the standards under RM zoning as well as bypass good quality County policy.

I believe neighbors have previously requested that you meet them to review the trees and tree survey. Please send us contact information for the County official you previously mentioned who is designated to verify the applicant's tree surveys for tree removals.

Are there any other changes in the Conditions of Approval related to 2010 biological conditions (BI0) to the biology?

Thanks
Sam

From: Camille Leung <cleung@smcgov.org>
To:
Sent: Wednesday, August 24, 2016 12:32 PM
Subject: Update on the Chamberlain Highlands Project

Hello Interested Parties of the Chamberlain Highlands Project,

I wanted to give you an update on Jack Chamberlain's (Property Owner) response to the Comment Letter issued by the County Planning Section on 4/25/16.

1) Houses exceeding Approved Floor Area Limits: The property owner stated that the floor plans had not changed since the houses were approved back in April 2010. He realized that the discrepancy in proposed floor area (current Building application proposal) and approved floor area (2010 approval) had to do with garages being excluded from the approved floor area totals provided to Staff in 2010. However, the 2010 staff report was silent on whether the floor area totals presented included or excluded the area of the garages. However in the RM district, garage area is included in the calculation of floor area. The discrepancy was bought to the attention of the Community Development Director (Steve Monowitz). Mr. Monowitz determined that the Board's approval likely encompassed both the house sizes as approved and stated in the staff report, as well as garage spaces shown on the elevations, but due to the ambiguity of this, he approved the addition of the area of the garages to the total house sizes, as a minor modification to the project approval.

> The above decision by the Director resolved exceedances in floor area with all of Lots 5 through 11, except for Lot 9, which is still over the approved floor area by about 225 sq. ft. The property owner is looking into the calculation of house size on this lot.

2) Modification to Grading Plans: The proposed TOTAL grading (11,710 cy*) is under the approved 2010 total of 14,500 cy. However, the Planning Department typically looks at TOTAL CUT and TOTAL FILL separately. The proposed cut exceeds the approved cut by about 3000 cy. However, the proposed fill is less than the approved fill by 5000 cy. To reconcile this, I am consulting with the County's Geotechnical Consultant (Jean DeMouthe) and the Director (Steve M.) to see if there are any geotechnical concerns related to this change and whether this can be considered as a Minor Modification (or whether it is considered a Major Modification). Compliance with all Geotechnical Mitigation Measures would still be required.

3) Additional Trees to be removed: Based on a tree survey by Ralph Osterling (a forester) received yesterday, Four (4) more trees will need to be removed, in addition to those trees approved in 2010:

- a 36" Multi Cypress on Lot 5 (RM Zoning)
- A 20" tree on Lot 11 (Mr. Osterling will provide species) -- 2 Oaks were already approved for removal on Lot 11 (RM Zoning)
- 12" Oak on Lot 9 – Tree Permit Required ← ??
- 14" Oak on Lot 10 – Tree Permit Required ← to be saved

As both Lots 5 and 11 are zoned Resource Management (RM), an RM permit is required for the removal of trees over 17.5 dbh or 55" in circumference (several smaller trees will also be removed but are not protected by the RM Regs). As the tree removals are associated with the construction of the approved homes and only involve removal of 2 additional trees in the RM Zone, the County has approved the removal of these additional trees as a Minor Modification to the already 2010 approved RM Permit.

For the 2 other trees on Lots 9 and 10 which are on property zoned R-1/S-81, the corresponding tree permit threshold is 12" dbh or greater. Unless the property owner decides to save these trees, a Tree Permit application will be needed.

4) Status of Building Permits: No new plans have been submitted (Note: Revised civil plans were submitted but then rejected). I am waiting for resolution of Item 2 (grading) and Item 1 (House Size of Lot 9) before we can proceed with further Building Inspection Section plan check. Also, the property owner is still working to address other comments on my 4/25/16 Comment Letter.

Thanks and please feel free to contact me if you have any questions ☺ Please feel free to forward this to any interested parties.

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

Camille Leung

From: Timothy Fox
Sent: Monday, October 03, 2016 1:09 PM
To: Camille Leung
Subject: FW: Highland Estates PRA requests

I gather the two versions of the attachments were because they were attached to two e-mails. Can you help with the rest?

Tim
x4456

From: Dan Cucchi [mailto:DCucchi@aklandlaw.com]
Sent: Monday, October 03, 2016 12:38 PM
To: Timothy Fox <tfox@smcgov.org>
Cc: Lisa Haddix <LHaddix@aklandlaw.com>
Subject: Highland Estates PRA requests

Hi Tim,

I have had a chance to go through these PRA responses and I have a few questions. Can you please help me with these?:

1. Three of the pdfs appear to simply repeat the same pages twice, and make up a bulk of the pages which we are being charged $0.10 each. They are: (1) "Plans Docs Provided" – This pdf appears to just repeat pages 1-105 in pages 106-210; (2) "Emails Jan 1 to Present" – This pdf appears to just repeat pages 1-163 in pages 164-326; and (3) "Email Attachments" – This pdf appears to just repeat pages 1-219 in pages 220-438. Please confirm why we should be obligated to pay for these duplicates.

2. Can you please confirm which email (assuming there was one) where the "Plan Documents Provided by Applicant" were attached?

3. The July 6, 2016, Email from Noel Chamberlain to Camille Leung (pdf pg. 23) identifies an attachment that does not appear to be in the PRA response. Please provide a copy.

4. Can you please assist me with what Ms. Leung is referring to when she says "move this to CSG"? (Emails pdf, pg. 29, end of 1st paragraph)

5. The August 24, 2016, email from Camille Leung (pdf pg. 31) discusses plans identifying trees "highlighted in green" on Lots 5 and 11. While the Lot 11 plans can be found on "Email attachments" page 189, there does not appear to be a similar plan included for Lot 5. Please provide this document.

6. Any news on the remaining PRA request regarding BOS action on the Final Map?

Thank you for your assistance. Please let me know you received this and provide an estimate on when you believe you can provide a response.

Dan

Daniel S. Cucchi

ABBOTT & KINDERMANN, LLP
ATTORNEYS AT LAW

October 5, 2016

Via Email to: smonowitz@smcgov.org and tfox@smcgov.org

Mr. Steve Monowitz
Community Development Director
San Mateo County Planning and Building Dept.
455 County Center, Second Floor
Redwood City, CA 94063

Re: Public Records Act Request

Dear Mr. Monowitz:

Pursuant to the California Public Records Act (Government Code section 6250 *et seq.*), I am requesting copies of the following public records:

> Any and all correspondence (including, but not limited to, letters, memoranda, and emails and electronic communications) sent and received by County from September 1, 2016, through September 30, 2016, relating to the Highlands Project (PLN 2006-00357).

Pursuant to Government Code section 6253(b), the copies are to be exact copies unless it is impractical to do so.

Pursuant to Government Code section 6253(b), the County may charge the "direct costs" of making the copies. Please send an invoice to our office for any such expenses. In the event that the County requires a deposit, please fax or email to me the County's adopted procedures for deposits and for charging for copies under the Public Records Act along with the requested deposit.

If the County is unable to have all copies available within 10 calendar days of the date of the receipt of this request, please notify me immediately of the basis for non-compliance. (Government Code, § 6253(c).)

If the County denies this request, or any portion thereof, please advise me in writing of the basis for the denial, and in conformance with Government Code section 6253(d), the name and title of the person making the denial.

Thank you in advance for your cooperation.

Sincerely,

Daniel S. Cucchi
dcucchi@aklandlaw.com

DSC/lh

Camille Leung

Minor Mod. @ Lot 9-11 (Landscape) - Lot 11 Shift

From: Camille Leung
Sent: Monday, October 31, 2016 1:06 PM
To: JTUTTLEC@aol.com
Subject: RE: highlands lots 9, 10 and 11

Hi Jack,

I need to know what you will do for Lot 10 – I pasted the email I sent on 10/5/16, below this email.... We cannot approved the current design as a "minor modification", as this was a design the County rejected previously. Please bring the drawing closer to what was approved and we can include that in the Minor Modification request.

Please let me know ☺

Camille

==========

Hi Mark - I would recommend including exterior modifications for Lot 9 in the request for Minor Modification. Lot 11 is pretty consistent with the approved elevation.

These are the changes I see to Lot 9:

- Addition of Stucco on left side of house
- Change from stone to siding for bottom half of entry portion of building
- Change to Fireplace design
- Change in entry design

As for Lot 10, is there a newer drawing? It looks like this is still the original design that was rejected by the County (see attached approved elevations). This same comment was provided in my comment letter of 4/25/16: "Elevation does not match the approved elevation and seems to represent the denied proposal". Prior to the Board's approval, we asked the applicant to revise the designs to closer match the Eichler style of homes in the area. It looks like the original design was retained instead of the "revised design" (top drawing for Lot 10). I don't think we can make this change as a minor modification, as this was a design the County rejected previously. Please bring the drawing closer to what was approved.

Hi Jack/Noel – What do you want to do for Lot 10? This needs to be re-designed to match the approved drawing. Do you want me to wait on the Minor Modification to see if the new design requires some minor modifications?

Thank you

From: JTUTTLEC@aol.com [mailto:JTUTTLEC@aol.com]
Sent: Friday, October 28, 2016 11:14 AM
To: Camille Leung <cleung@smcgov.org>
Subject: re: highlands lots 9, 10 and 11

Camille,

What is the status of the administrative approvals on the referenced lots?

Camille Leung

From: Camille Leung
Sent: Friday, November 04, 2016 12:07 PM
To: 'Sam Naifeh'
Cc: Marc D. Joseph; Pamela Merkadeau; Corrin Brown; Ted Sayre; Lennie Roberts; Rick Priola; Liesje Nicolas; Steve Monowitz; Catherine Palter
Subject: RE: Update on the Chamberlain Highlands Project
Attachments: Highland Estates_SFDW_Trapping_Report_draft_12-23-15.pdf; Revised Lots 5_11 SM Highlands Woodrat Plan Sept.pdf; 102615 Email.pdf

Hi Sam,

I looked through my records again and found the attached correspondence between TRA/MIG and Suzanne Deleon at CA Fish and Wildlife, regarding the SF Dusky Footed Woodrat, in compliance with Mitigation Measure BIO-2a.

Regarding the CA Red Legged Frog, as stated previously, Mitigation Measure BIO-2d is triggered by "ground disturbance", which has not occurred.

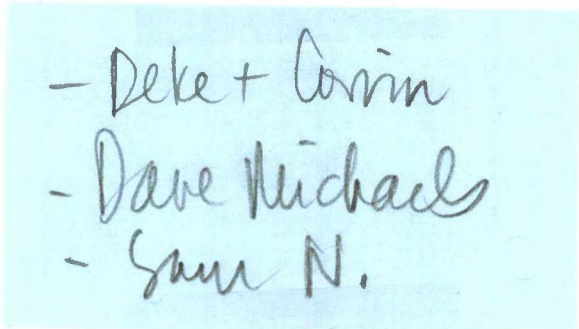
As you are aware, the proposed grading for Lots 5-8 differs from the approved quantities. Mr. Chamberlain has decided to postpone construction on Lots 5-8 (likely until next year) in order to have more time to respond to County comments regarding impact to geological conditions and traffic.

Mr. Chamberlain is moving forward with the building permit applications for Lots 9-11 at this time. Regarding other modifications needed, a notice will be going out to the neighbors within the next couple weeks. These modifications include design changes for the house on Lot 9 and a shift in the house location for Lot 11 away from sensitive areas.

Regarding house sizes, all sizes comply with the approved sizes. After an examination of the floor plan for Lot 9 and a review of floor area calculations, I found that Lot 9 meets the approved Board-approved house size.

Thank you

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849



From: Sam Naifeh [mailto:samnaifeh@sbcglobal.net]
Sent: Monday, October 31, 2016 8:43 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Marc D. Joseph <mdjoseph@adamsbroadwell.com>; Pamela Merkadeau <pamhrd@aol.com>; Corrin Brown <d.cbrown@comcast.net>; Ted Sayre <tsayre@cottonshires.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>; Rick Priola <HCApres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Catherine Palter <cpalter@stanford.edu>
Subject: Re: Update on the Chamberlain Highlands Project

Dear Camille

Sorry I missed this email.

Perhaps we can better clarify our request for specific documentation that Ms. DeLeón was made aware of COA Mitigation Measure BIO-2d and approved the California Red-legged Frog (CRF) survey to take place after the vegetation in the habitat was completely removed in a mitigation effort to prevent the dusky footed wood rat from occupying the lot area. Habitat for the dusky footed wood rat coincides in the same lot areas with the habitat for the California Red-legged Frog The habitat that was removed supports the lives and families of both types of creatures in a complex biological system. We could not find where the documentation related to the 1) implementing COA Mitigation Measure BIO-2d (California Red-legged Frog) and 2) coordination with Mitigation Measure BIO-2a (dusky footed wood rat) was included in the correspondence with Ms. DeLeón that TRA/MIG biologists sent to you. What information we do have seems to indicate that the California Red-legged Frog condition of approval was not mentioned in discussion of habitat impacts and mitigations.

We would appreciate your sending the correspondence from TRA/MIG with Ms. DeLeón on enacting Mitigation Measure BIO-2d.

We have not heard back on status of modifications and new grading plans for the project. Please send an update.

Thanks
Sam

From: Camille Leung <cleung@smcgov.org>
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: Marc D. Joseph <mdjoseph@adamsbroadwell.com>; Corrin Brown <d.cbrown@comcast.net>; Ted Sayre <tsayre@cottonshires.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>; Rick Priola <HCApres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Cary Wiest <wiestandassoc@gmail.com>; Catherine Palter <cpalter@stanford.edu>
Sent: Monday, October 3, 2016 12:15 PM
Subject: RE: Update on the Chamberlain Highlands Project

Hi Sam,

I have been in correspondence with TRA/MIG biologists. They have informed me that, on multiple occasions, they clarified to you that the clearing of vegetation for California Red-legged Frog (CRF) survey did not involve ground disturbance and is, therefore, not subject to Mitigation Measure BIO 2d.

- Mitigation Measure BIO-2d: Immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary. Should a California red-legged frog be observed during the clearance survey, all construction activities on Lot 11 shall be immediately halted and the USFWS shall be immediately contacted. Under no circumstances shall a California red-legged frog be collected or relocated, unless USFWS personnel or their agents implement the measure. Construction-related activities may resume once the frog has naturally left the lot or has been relocated by a permitted biologist (authorized by the USFWS).

Specifically, TRA/MIG has responded to you previously that trimming of above-ground vegetation was not a ground disturbance. Plants were not uprooted, but cut at the soil surface. Trees were not removed at that time. They state that they went out and surveyed for frogs after you requested this, however, under the measure, this was not required. They state that one may make an argument that a CRF survey is useful before vegetation clearing and they would agree, however, this was not one of the conditions for this project.

I hope this resolves this issue. Please feel free to call me if you have further questions about this.

Thanks!

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

From: Sam Naifeh [mailto:samnaifeh@sbcglobal.net]
Sent: Thursday, September 08, 2016 2:59 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Marc D. Joseph <mdjoseph@adamsbroadwell.com>; Corrin Brown <d.cbrown@comcast.net>; Ted Sayre <tsayre@cottonshires.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>; Rick Priola <HCApres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Cary Wiest <wiestandassoc@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Catherine Palter <cpalter@stanford.edu>
Subject: Re: Update on the Chamberlain Highlands Project

Sorry. Not sure what happened.

Attachment 3 now attached. Please let know if anything is missing

Thanks again
Sam

From: Sam Naifeh <samnaifeh@sbcglobal.net>
To: Camille Leung <cleung@smcgov.org>
Cc: Marc D. Joseph <mdjoseph@adamsbroadwell.com>; Corrin Brown <d.cbrown@comcast.net>; Ted Sayre <tsayre@cottonshires.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>; Rick Priola <HCApres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Cary Wiest <wiestandassoc@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; Catherine Palter <cpalter@stanford.edu>
Sent: Thursday, September 8, 2016 2:55 PM
Subject: Re: Update on the Chamberlain Highlands Project

Dear Camille,

We have appreciated your previously informing us when modifications have come up for County consideration.

ABBOTT & KINDERMANN, LLP
ATTORNEYS AT LAW

✓ 12/1/16

November 7, 2016

Via Email to: smonowitz@smcgov.org and tfox@smcgov.org

Mr. Steve Monowitz
Community Development Director
San Mateo County Planning and Building Dept.
455 County Center, Second Floor
Redwood City, CA 94063

Re: Public Records Act Request

Dear Mr. Monowitz:

Pursuant to the California Public Records Act (Government Code section 6250 *et seq.*), I am requesting copies of the following public records:

1) Any and all documents (including, but not limited to, correspondence, reports, notes, emails and electronic communications) related to Improvement Measure AES-1a for the Highlands Project (PLN2006-00357)(the "Project"), including, but not limited to:

   a. The baseline datum point established by the applicant's licensed land surveyor or engineer for lots 5-11;

   b. finished floor elevations and sea level heights on submitted and/or approved plans for Lots 5-11;

   c. The confirmation and documentation of compliance with Improvement Measure AES-1a by the County and the applicant during the project design and review process and building permit review for Lots 5-11.

BUD docs

Pursuant to Government Code section 6253(b), the copies are to be exact copies unless it is impractical to do so.

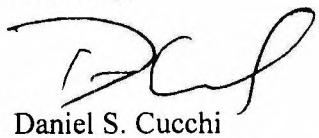
Pursuant to Government Code section 6253(b), the County may charge the "direct costs" of making the copies. Please send an invoice to our office for any such expenses. In the event that the County requires a deposit, please fax or email to me the County's adopted procedures for deposits and for charging for copies under the Public Records Act along with the requested deposit.

If the County is unable to have all copies available within 10 calendar days of the date of the receipt of this request, please notify me immediately of the basis for non-compliance. (Government Code, § 6253(c).)

If the County denies this request, or any portion thereof, please advise me in writing of the basis for the denial, and in conformance with Government Code section 6253(d), the name and title of the person making the denial.

Thank you in advance for your cooperation.

Sincerely,



Daniel S. Cucchi
dcucchi@aklandlaw.com

DSC/lh

ABBOTT & KINDERMANN, LLP
ATTORNEYS AT LAW

November 7, 2016

Via Email to: smonowitz@smcgov.org and tfox@smcgov.org

Mr. Steve Monowitz
Community Development Director
San Mateo County Planning and Building Dept.
455 County Center, Second Floor
Redwood City, CA 94063

Re: Public Records Act Request

Dear Mr. Monowitz:

Pursuant to the California Public Records Act (Government Code section 6250 *et seq.*), I am requesting copies of the following public records:

1) Any and all documents (including, but not limited to, letters, memoranda, notes, electronic notes, electronic records, checklists, emails and electronic communications) created, sent and/or received by the County from September 15, 2016, through November 7, 2016, relating to the Highlands Project (PLN2006-00357)(the "Project");

Pursuant to Government Code section 6253(b), the copies are to be exact copies unless it is impractical to do so.

Pursuant to Government Code section 6253(b), the County may charge the "direct costs" of making the copies. Please send an invoice to our office for any such expenses. In the event that the County requires a deposit, please fax or email to me the County's adopted procedures for deposits and for charging for copies under the Public Records Act along with the requested deposit.

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Sincerely,

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dcucchi@aklandlaw.com

DSC/lh

ABBOTT & KINDERMANN, LLP
ATTORNEYS AT LAW

November 7, 2016

Via Email to: smonowitz@smcgov.org and tfox@smcgov.org

Mr. Steve Monowitz
Community Development Director
San Mateo County Planning and Building Dept.
455 County Center, Second Floor
Redwood City, CA 94063

Re: Public Records Act Request

Dear Mr. Monowitz:

Pursuant to the California Public Records Act (Government Code section 6250 *et seq.*), I am requesting copies of the following public records:

1) Any and all documents (including, but not limited to agendas, correspondence, reports, notes, emails and electronic communications) relating to the County's approval, action or decision related to any aspect of the Highlands Project (PLN2006-00357), on or after August 25, 2016, including, but not limited to any approval, action or decision on any permit, modification or other similar approval, action or decision.

Pursuant to Government Code section 6253(b), the copies are to be exact copies unless it is impractical to do so.

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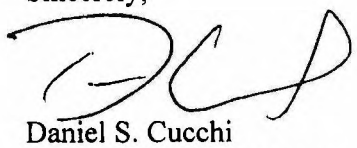

Daniel S. Cucchi
dcucchi@aklandlaw.com

DSC/lh

ABBOTT & KINDERMANN, INC.
ATTORNEYS AT LAW

January 23, 2017

Via Email to: smonowitz@smcgov.org and tfox@smcgov.org

Mr. Steve Monowitz
Community Development Director
San Mateo County Planning and Building Dept.
455 County Center, Second Floor
Redwood City, CA 94063

Re: Public Records Act Request

Dear Mr. Monowitz:

Pursuant to the California Public Records Act (Government Code section 6250 *et seq.*), I am requesting copies of the following public records:

1) Any and all correspondence (including, but not limited to, letters, memoranda, inter-departmental communications, and emails and electronic communications) sent and received by County since November 18, 2016, relating to the Highlands Project (PLN 2006-00357).

2) Any and all documents (including, but not limited to agendas, correspondence, reports, notes, emails and electronic communications) relating to the County's approval, action or decision related to any aspect of the Highlands Project (PLN2006-00357), on or after November 18, 2016, including, but not limited to any approval, action or decision on any permit, modification or other similar approval, action or decision.

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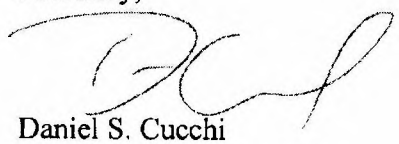

Daniel S. Cucchi
dcucchi@aklandlaw.com

DSC/lh

ABBOTT & KINDERMANN, INC.
ATTORNEYS AT LAW

February 24, 2017

Via Email to: smonowitz@smcgov.org and tfox@smcgov.org

Mr. Steve Monowitz
Community Development Director
San Mateo County Planning and Building Dept.
455 County Center, Second Floor
Redwood City, CA 94063

Re: Public Records Act Request

Dear Mr. Monowitz:

Pursuant to the California Public Records Act (Government Code section 6250 *et seq.*), I am requesting copies of the following public records:

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2) Any and all documents (including, but not limited to agendas, correspondence, reports, notes, emails and electronic communications) relating to the County's approval, action or decision related to any aspect of the Highlands Project (PLN2006-00357), on or after January 23, 2017, including, but not limited to any approval, action or decision on any permit, modification or other similar approval, action or decision.

Pursuant to Government Code section 6253(b), the copies are to be exact copies unless it is impractical to do so.

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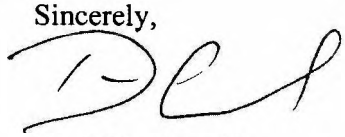


Daniel S. Cucchi
dcucchi@aklandlaw.com

DSC/lh

Camille Leung

From: Camille Leung
Sent: Tuesday, November 15, 2016 5:52 PM
To: 'jtuttlec@aol.com'; 'rhaga@bkf.com'
Cc: 'Mark Gross'; 'noel@nexgenbuilders.com'
Subject: Revised Site Plan for Lot 11
Attachments: Approved Footprint for Lot 9.pdf; Approved Site Plan for Lot 11_Crop.pdf; Revised Site Plan for Lot 11_Crop.pdf; Revised Slab Plan for Lot 9.pdf

Importance: High

Hi Jack and Roland,

I'm working on the Minor Modification Notice for Lots 9 and 11. I just need to clarify 2 points before I send this out to the neighbors.

First, for Lot 11, in comparing the latest BLD set (dated 2/25/16, attached) and the approved site plan for Lot 11 (dated 2/2/10, attached), I don't see any shift to the location of the house (which I believe you described as an additional 10-feet). Please send me the Revised Site Plan (showing shift in house) for Lot 11. Please dimension right setback from edge of "no-build area" (which is not shown in the 2/25/16 site plan, which was part of my comments sent on 4/25/16). The approved site plan showed the right side setback at 23-feet from the edge of the no-build area. [NOTE: Please note that the revised civil drawings from Roland were not accepted as they showed incorrect grading calculations. A full set of revised drawings will need to be submitted in response to Planning and Buildings comments, once comments are received from CSG].

Second, for Lot 9, there are exterior modifications in the elevations, however, if you compare the revised/current slab plan (attached) with the approved footprint for Lot 9 (attached), you will see that the footprint has changed some. We can include these changes in the minor modification notice, but I need you to explain these changes and provide the rationale for the changes.

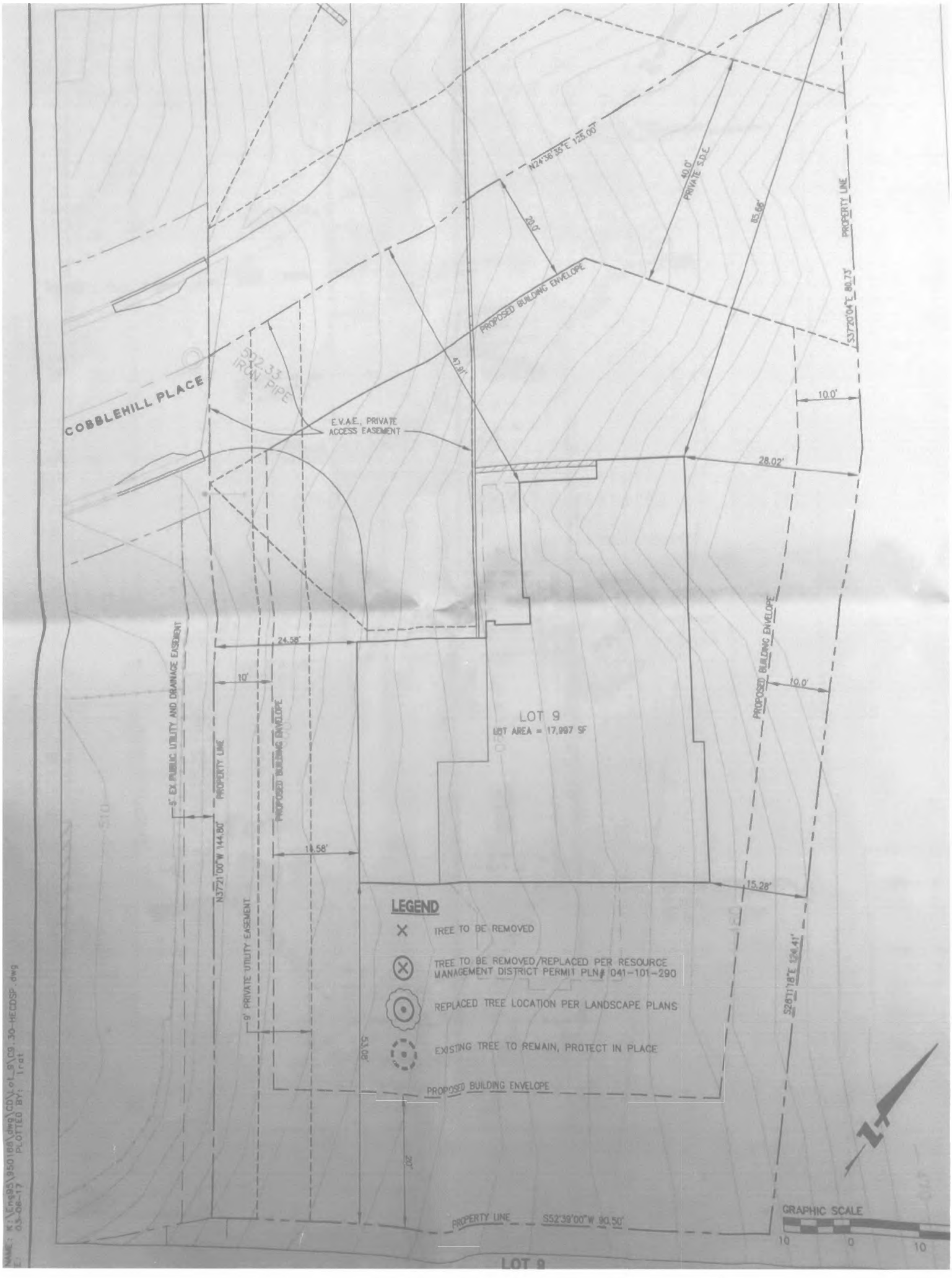
Hopefully, we can pin these changes down and send this out with a week or so. The comment period is usually 2 weeks, but with Thanksgiving week, we probably can't count that week anyway.

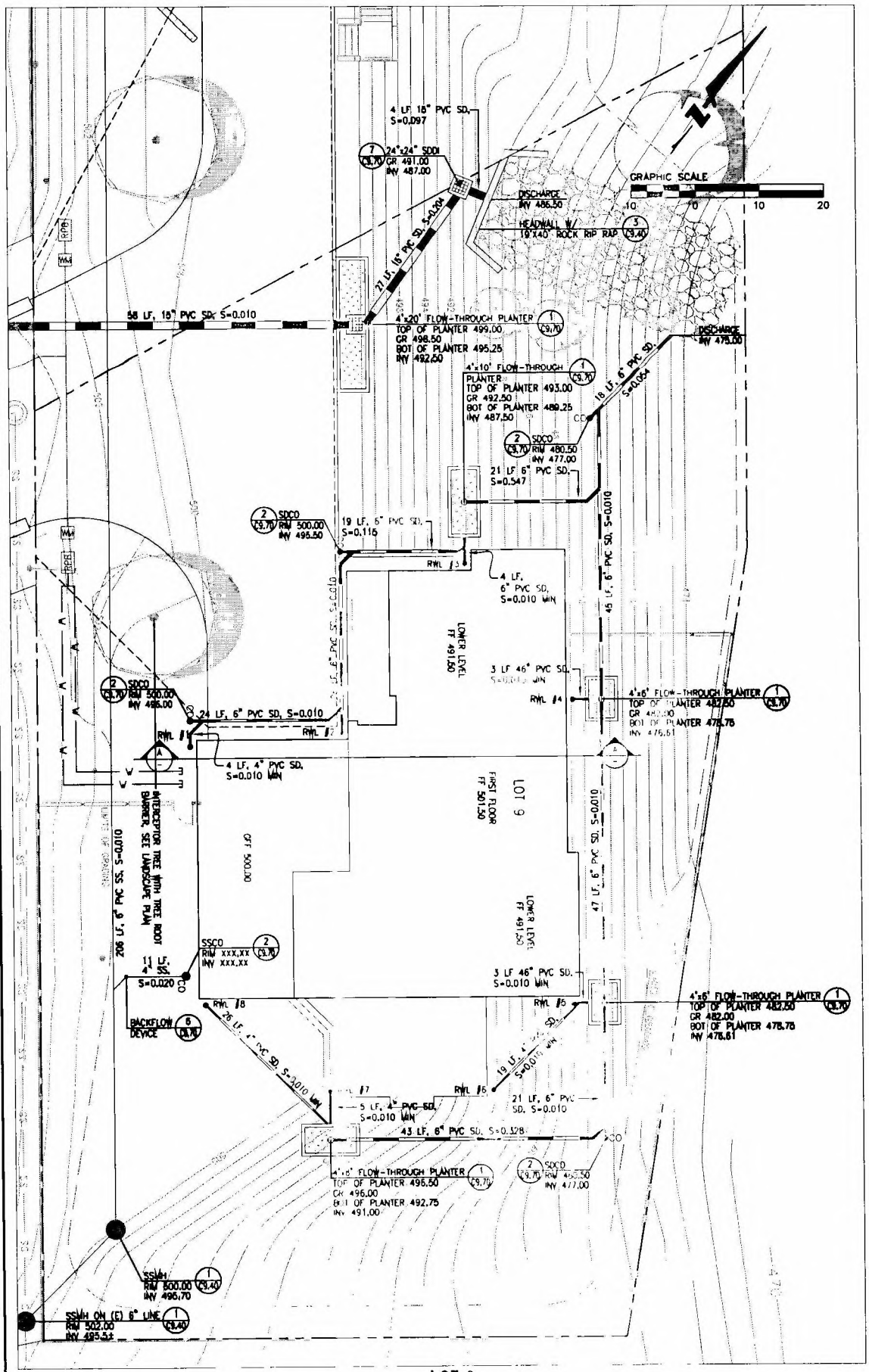
Thank you!

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

Minor Mod Subject

→ Add Tree for Lot 9 (S.M. OK?)


COBBLEHILL PLACE
N24°36'35"E 125.00'
40.0' PRIVATE S.D.E.
85.66'
PROPERTY LINE
S37°20'04"E 80.73'
20.0'
PROPOSED BUILDING ENVELOPE
47.91'
502.33 IRON PIPE
E.V.A.E., PRIVATE ACCESS EASEMENT
10.0'
28.02'
24.58'
10'
5' EX PUBLIC UTILITY AND DRAINAGE EASEMENT
PROPERTY LINE
PROPOSED BUILDING ENVELOPE
N37°21'00"W 144.80'
14.58'
9' PRIVATE UTILITY EASEMENT
LOT 9
LOT AREA = 17,997 SF
PROPOSED BUILDING ENVELOPE
10.0'
15.28'
S28°11'18"E 124.41'
53.08'
20'
PROPOSED BUILDING ENVELOPE
PROPERTY LINE
S52°39'00"W 90.50'
LEGEND
TREE TO BE REMOVED
TREE TO BE REMOVED/REPLACED PER RESOURCE MANAGEMENT DISTRICT PERMIT PLN# 041-101-290
REPLACED TREE LOCATION PER LANDSCAPE PLANS
EXISTING TREE TO REMAIN, PROTECT IN PLACE
GRAPHIC SCALE
10 0 10
LOT 9
NAME: K:\Eng95\950168\dwg\CD\Lot_9\C9.30-HECDSP.dwg
03-06-17 PLOTTED BY: lrat

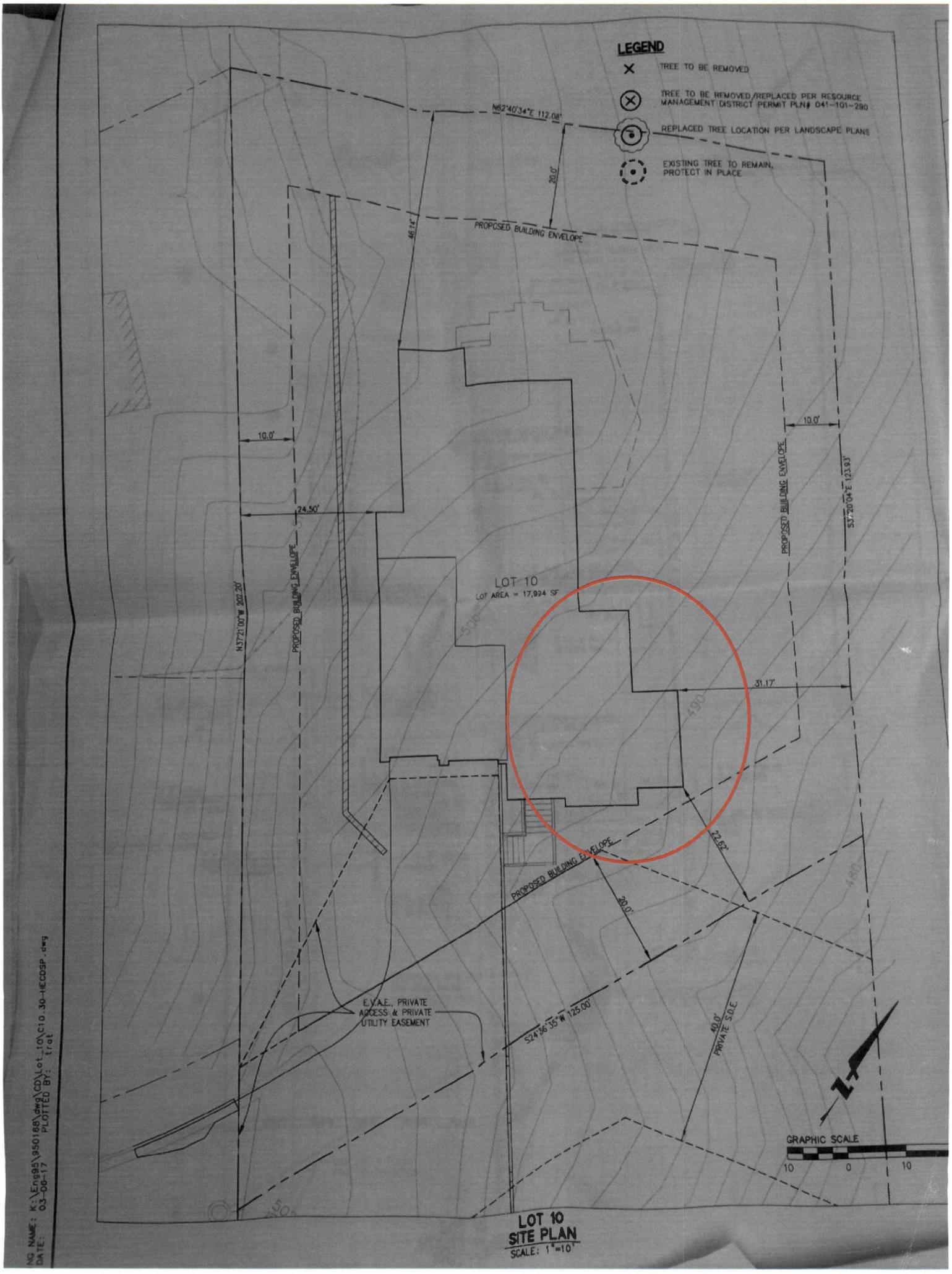


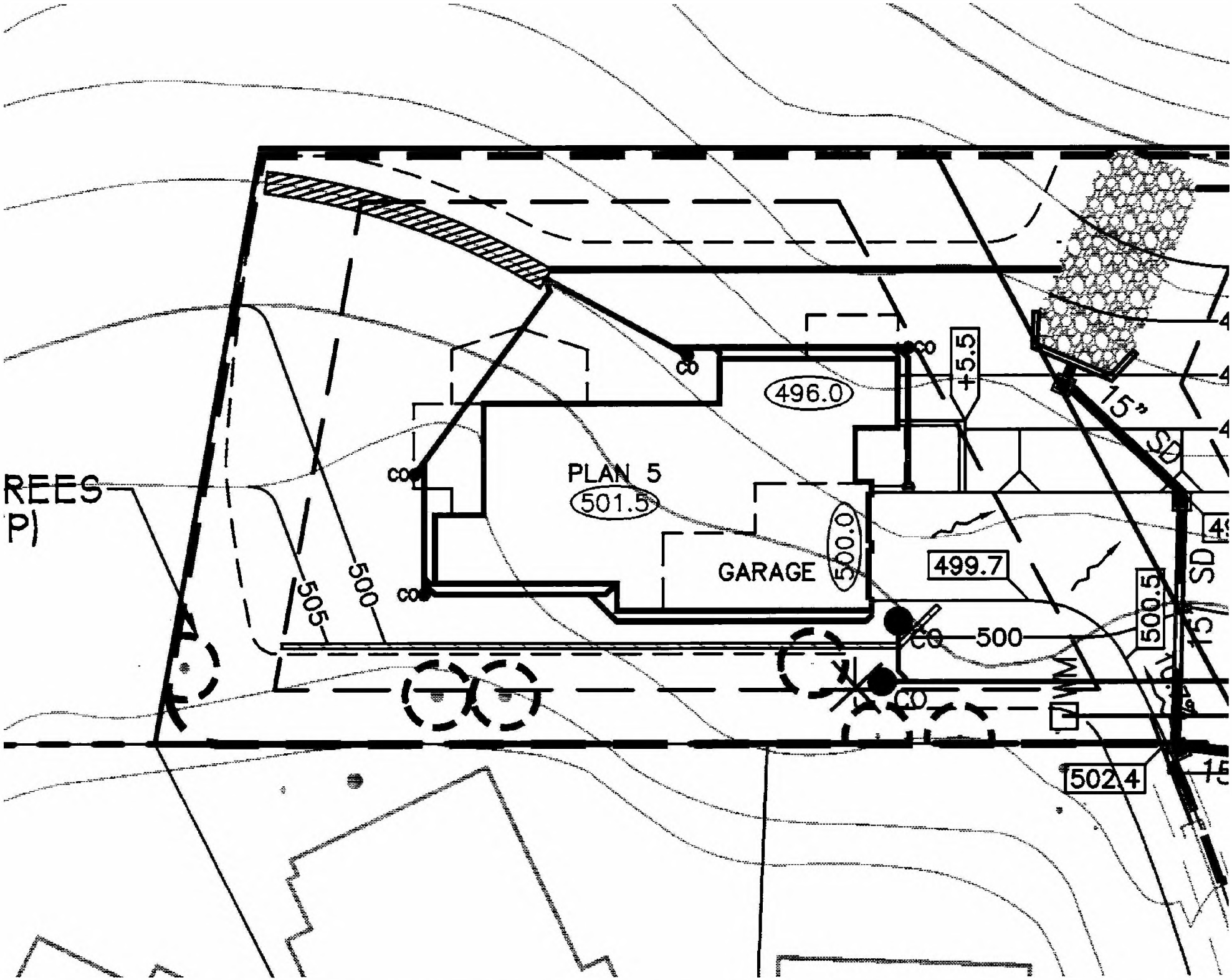
LOT 9
UTILITY PLAN
SCALE: 1"=10'

PRE-CA
AS REQ
HIGH. G

LENGTH PER PLAN

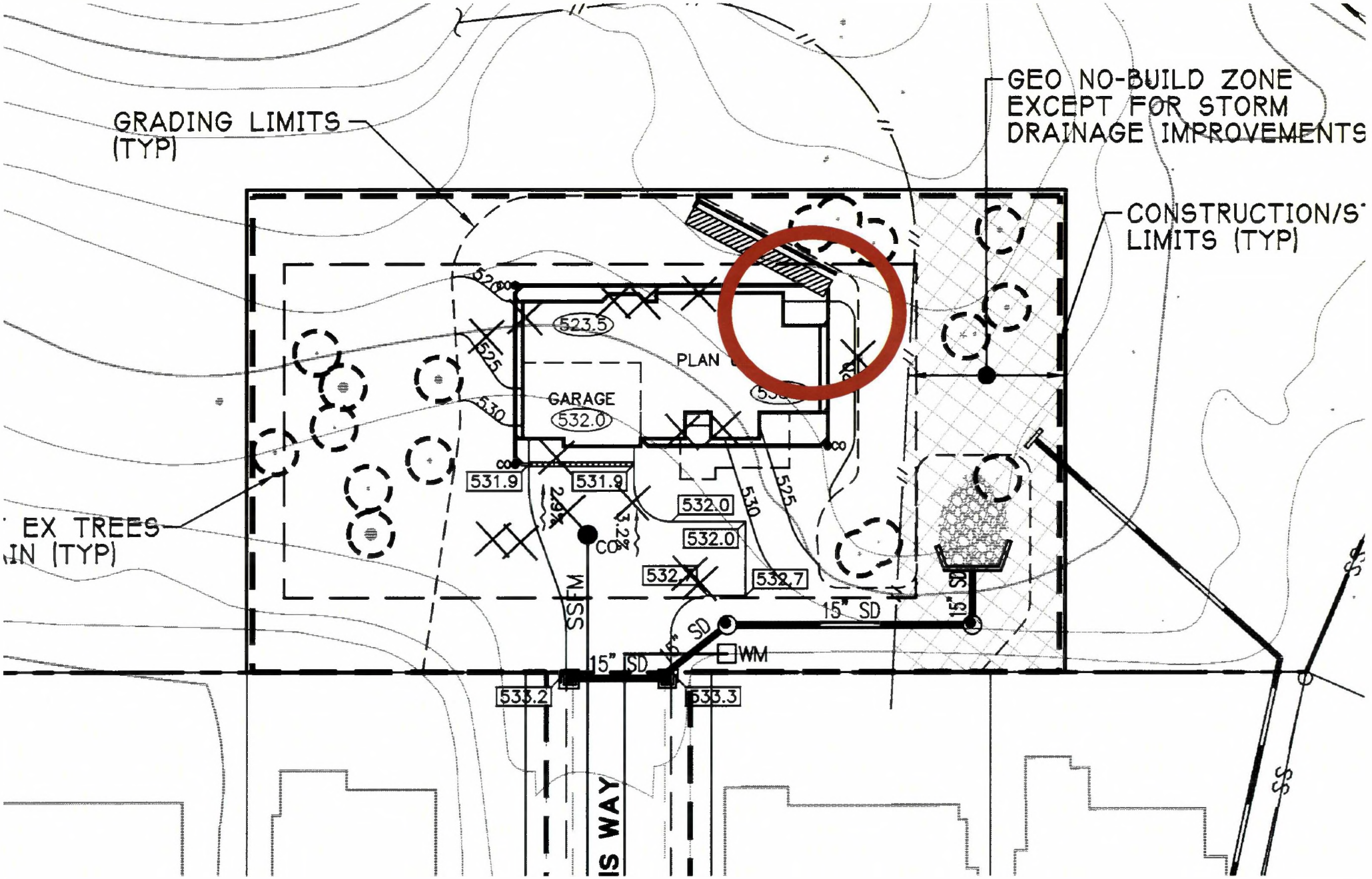
DRAWING NAME: K:\Eng95\950168\dwg\CD\Lot_9\C9.40-HECDSP.dwg
PLOT DATE: 02-26-16 PLOTTED BY: tong


LEGEND
TREE TO BE REMOVED
TREE TO BE REMOVED/REPLACED PER RESOURCE MANAGEMENT DISTRICT PERMIT PLN# 041-101-290
REPLACED TREE LOCATION PER LANDSCAPE PLANS
EXISTING TREE TO REMAIN, PROTECT IN PLACE
N62°40'34"E 112.08'
20.0'
46.74'
PROPOSED BUILDING ENVELOPE
10.0'
24.50'
N37°21'00"W 202.20'
PROPOSED BUILDING ENVELOPE
LOT 10
LOT AREA = 17,924 SF
10.0'
PROPOSED BUILDING ENVELOPE
S37°20'04"E 123.93'
31.17'
22.62'
PROPOSED BUILDING ENVELOPE
20.0'
E.V.A.E., PRIVATE ACCESS & PRIVATE UTILITY EASEMENT
S24°36'35"W 125.00'
40.0'
PRIVATE S.D.E.
GRAPHIC SCALE
10 0 10
LOT 10
SITE PLAN
SCALE: 1"=10'
NG NAME: K:\Eng95\950188\dwg\CD\Lot_10\C10.30-HECDSP.dwg
DATE: 03-06-17 PLOTTED BY: trat



REES
P)
PLAN 5
501.5
GARAGE
500.0
496.0
+5.5
499.7
500.5
502.4
500
505
CO
15" SD

LOT 11
SITE PLAN
SCALE: 1"=10'
S37°21'00"E 220.00'
PROPERTY LINE
PRIVATE STORM
DRAIN AND PUBLIC
UTILITY EASEMENT
PRIVATE TRAIL AND
ACCESS EASEMENT
20.0'
PROPOSED BUILDING ENVELOPE
PRIVATE STORM
DRAIN EASEMENT
AND NO-BUILD AREA
63.0'
61.3'
10.0'
64.9'
48.0'
29.2'
LOT 11
LOT AREA = 28,600 SF
N52°39'00"E 130.00'
PROPOSED BUILDING ENVELOPE
75.2'
PROPOSED BUILDING ENVELOPE
27.2'
20.0'
GRAPHIC SCALE
10
0
10
20
S37°21'00"E 220.00'


GRADING LIMITS
(TYP)
GEO NO-BUILD ZONE
EXCEPT FOR STORM
DRAINAGE IMPROVEMENTS
CONSTRUCTION/S
LIMITS (TYP)
EX TREES
IN (TYP)
GARAGE
532.0
523.5
525
530
531.9
531.9
532.0
532.0
532.7
532.7
CO
SSFM
15" SD
15" SD
15" SD
SD
WM
533.2
533.3
IS WAY

— Meeting re: grading | Jean / Roland / Jonathan / Noel / Jack / Scott F.

Date: April 25, 2016 (Revised – 3/1/17)

Re: Planning Comments on Lots 5-8

From: Camille Leung, Senior Planner

BLD2016-00161 – Lot 8

BLD2016-00162 – Lot 7

BLD2016-00163 – Lot 6

BLD2016-00164 – Lot 5

OCSG status

✓3/9/17 CML – → Slope repair + Rough grade for house after BLD permits issued.

Comments Pertaining to All Lots:

PRIOR TO Building Permit/Grading Permit Hard Card Issuance:

1. WDID # for State General Construction permit
2. Install Erosion Control – Must schedule Erosion Control and Tree Protection Pre-Site inspection
3. Documents must be submitted as required by:
   a. Condition 4s
   b. Condition 4t
   c. Condition 4w – Address potential conflicts with school traffic
   d. Condition 24 - Schedule of Grading Operations

   G Jack to do winterp

4. Biological Reports (see Mitigation Measures for timing)
   a. Woodrat survey
   b. Bird Survey
   c. Bat Survey
   d. Purple Needlegrass – Lot 8
5. Camille to mail Notices to neighbors within 200-feet of lots
6. Deed Restrictions for Lots 1-4
   a. Conditions 4u and 6
7. Issuance of Tree removal permits for additional trees over 17.5 dbh:
   ~~a. 1 tree on Lot 5~~ - Approved by Minor Modification on 8/24/16
   ~~b. 1 tree on Lot 6~~ – Tree is less than 17.5" dbh, which is the relevant threshold for the RM Zoning District
8. Approval of Minor/Major Modifications necessary to approve:
   a. Significantly increased grading from Approved quantities dated 12/7/2009 (Job No. 950168.10)
   b. Grading outside of approved limits
   ~~c. Increased FAR~~ (see notes below under each lot)

Grading	lot 9	lot 10	Lot 11
(P) cut			
(P) fill			
(A) cut			
(A) fill			

Civil – All Lots:

1. Show ALL easements and no build areas on the site plan, grading plan, erosion plan, and landscaping plans
2. Provide color chip for color or bioretention planters (to be light green or beige to match natural landscape, not "lawn green")
3. Erosion Control:
    a. Tree protection: Show protection for all trees to remain regardless of size.
    b. Chainlink fencing at borders of conservation easement and along perimeter with no-build areas
    c. No erosion control/disturbance in no-build areas
    d. Protect storm drain inlets using permeable rock sacks and/or fiber rolls.
    e. Indicate the location and method of erosion control on disturbed bare earth areas. Use seeding and/or mulching and the following, as necessary:
        i) (For slopes 3:1 or greater) Anchored erosion control blankets (rice straw or coconut).
        ii) (For slopes less than 3:1) Anchored fiber fabric/netting or surface roughening.
    f. Show location of office trailer(s), storage sheds, temporary power pole, scaffold footprint, and other temporary installations on the plans. Show how they will be accessed and show protection of the access routes.
    g. Stabilized designated access points should use 4"-6" fractured aggregate over geo-textile fabric.
    h. Provide designated area for parking of construction vehicles, using aggregate over geo-textile fabric.
    i. Show all access roads/ramps used for excavation/backfill, earth boring, fork lift/crane access (second floor construction). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet.
    j. Show location, installation and maintenance of a concrete/stucco mixer, washout, and pits.
    k. Locate portable toilets away from surface water locations and storm drain inlets.
    l. Show storage location and containment of construction materials during work, as well as afterhours/weekends
    m. Provide detail and location of covered temporary stockpiles using anchored-down plastic sheeting in dry weather. In wet weather or for longer storage, use seeding and mulching, soil blankets or mats.
    n. Indicate the location of refuse piles and debris box locations on the plans. Show how they will be accessed and show protection of the access routes.

o. Erosion Control Point of Contact: Please provide an Erosion Control Point of Contact including name, title/qualifications, email, and two phone numbers.

Architectural – All Lots:

1. Dimension maximum height of structures from finished grade and provide ridge line elevation. Please check heights of all houses relative to approved heights (Table 6)
2. Shingles are not allowed. Must replace contrasting surface treatment between 2nd story windows and roof above with clerestory windows or siding, consistent with the approved elevations for each house. Rock should be used only minimally, as consistent with the approved elevations for each house.
3. Provide Exterior Lighting Plan (show fixtures on elevations, no light can be cast into open space easement, earth-toned lighting). See Conditions 4k and 6.

Landscape – All Lots:

1. Please submit WELO forms and other documents necessary to demonstrate compliance with WELO
2. Show all easements and no build areas landscaping plans
3. No fences in no-build areas (Lot 8) or over access easements
4. Provide sizes of all interceptor trees (must be minimum 24 gallon to meet requirements of Condition 4.b). Trees must be of a native species.

Geotechnical – All Lots:

1. In addition to demonstrating compliance with all conditions of approval, please submit documents addressing:
    a. Condition 4v regarding Asbestos
    ~~b. Condition No. 37~~
    c. Condition No. 36

Requirements of Final – All Lots:

1. Grading final
2. Landscaping/Planting photos
3. Stabilized slopes
4. Colors and Materials verification
5. O&M Agreements
    a. All Lots

b. Shared planter for Lots 7 and 8 on Lot 8

6. Deed restrictions for Lots 5- 8
    a. Condition 4u, 9, 34, 39,
7. WELO
    a. Landscape Certification Form
    b. Certification of Completion Form

Comments for Individual Lots:

Lot 5:

Civil:

1. Dimension house from edge of access easement
2. Front property line does not match approved final map
3. Lot size does not match approved final map
4. Grading significantly exceeds approved grading amounts

Architectural:

~~1. FAR is over approved limit by approx. 250 (show break down calculations, include garage and stairs, but not unenclosed spaces, areas may be measured from interior walls)~~ – Additional floor area is attributed to the garage, which was not included in approved house size but was clearly shown in elevations and footprint. Minor Modification approved on 7/29/16.

~~2.~~1. Rock on bottom floor of elevation(s) is not consistent with approved elevation. Rock can only be used minimally (e.g., on trim of columns)

~~3.~~2. Design is not consistent with the double gable roof design at front elevation

Landscape:

1. Please add additional 24-gallon tree in front of house

Lot 6:

Civil:

1. Grading significantly exceeds approved grading amounts

Architectural:

1. Colors are not in the approved shades of "browns, greens, and rusts"
2. ~~FAR is over approved limit by approx. 250 (show break down calculations, include garage and stairs, but not unenclosed spaces, areas may be measured~~

~~from interior walls)~~ - Additional floor area is attributed to the garage, which was not included in approved house size but was clearly shown in elevations and footprint. Minor Modification approved on 7/29/16.

Lot 7:

Civil:

1. Grading significantly exceeds approved grading amounts
2. Lot area is not consistent with the approved final map
3. Dimension house from edge of access easement

Architectural:

1. Design is not consistent with the double gable roof design at front elevation
2. ~~FAR is over approved limit by approx. 250 (show break down calculations, include garage and stairs, but not unenclosed spaces, areas may be measured from interior walls)~~ - Additional floor area is attributed to the garage, which was not included in approved house size but was clearly shown in elevations and footprint. Minor Modification approved on 7/29/16.
3. ~~3.~~2. Colors are not in the approved shades of "browns, greens, and rusts"

Lot 8:

Civil:

1. Grading significantly exceeds approved grading amounts
2. Show grading work and limits for sidewalk installation
3. Dimension house from edge of access easement

Architectural:

1. Colors are not in the approved shades of "browns, greens, and rusts". Roof is too dark.
2. ~~FAR is over approved limit by approx. 250 (show break down calculations, include garage and stairs, but not unenclosed spaces, areas may be measured from interior walls)~~ - Additional floor area is attributed to the garage, which was not included in approved house size but was clearly shown in elevations and footprint. Minor Modification approved on 7/29/16.

Landscape:

1. Please add additional 15-gallon replacement tree in right side yard

Attachments:
Heights – Table 6 from staff report
Approved Elevations
Approved Grading Amounts
WELO Forms

⊙ Asbestos → Jean
⊙ WELO → Suzette

Add revision fees for
• BLD
• Landscape

→ Send Minor Mod for Lot 11 setbacks, Lot 10, setbacks, Lot 9 config.
→

Date: April 25, 2016 (Revised – 3/1/17)

Re: Planning Comments on Lots 9-11

From: Camille Leung, Senior Planner

BLD2016-00158 – Lot 10

BLD2016-00159 – Lot 11

BLD2016-00160 – Lot 9

forester re: trees in graded areas + near structures

→ Lot 10

Comments Pertaining to All Lots:

PRIOR TO Building Permit/Grading Permit Hard Card Issuance:

✓ 1. WDID # for State General Construction permit
2. Install Erosion Control – Must schedule Erosion Control and Tree Protection Pre-Site inspection Approved Plan must be issued prior to installation.
3. Documents must be submitted as required by:
   a. Condition 4s
   b. Condition 4t
   ✓ c. Condition 4w - Address potential conflicts with school traffic
   d. Condition 24 - Schedule of Grading Operations

3 wks ago.

4. Biological Reports (see Mitigation Measures for timing) – TRA
   a. Woodrat survey
   b. Bird Survey
   c. Bat Survey
   d. CA Red legged Frog – Lot 11
   e. Willow scrub – Lot 11
   f. Need biological review of erosion control plan for Lot 11
⊙ 5. Camille to mail Construction Notices to neighbors within 200-feet of lots, per Condition 4t
6. Deed Restrictions for Lots 1-4 ⊙ sent/find
   a. Conditions 4u and 6
7. ~~Issuance of Tree removal permits for additional trees over 17.5 dbh:~~
   a. ~~1 more Coast Live Oak tree on Lot 11 (other 2 were approved already)~~ - Approved by Minor Modification on 8/24/16
   b. ~~1 tree on Lot 9~~ – Approved Nov 2016 as shown to be in approved driveway
   c. ~~1 tree on Lot 10~~ – Applicant intends to save this tree
8. ~~Approval of Minor/Major Modifications necessary to approve:~~
   a. ~~Significantly increased grading from Approved quantities dated 12/7/2009 (Job No. 950168.10)~~ – Applies to Lots 5-8

Grading	Lot 10 (P)	(A) ✓	Lot 11 (A) ✓	Lot 9 (P)	(A) ✓
cut	770	300	C 470	1200	C 140
fill	310	300	F 70	1000	F 1800	2600

b. ~~Grading outside of approved limits~~ – Applies to Lots 5-8

c. ~~Increased FAR~~

d. ~~Change in Footprint of Lot 11~~ – No change proposed

Δ in 23 → 29 (R)
74 → 65 (L)
28 → 27.2 (Rear)
OK (F)

Civil – All Lots:

1. Show ALL easements and no build areas on the site plan, grading plan, erosion plan, and landscaping plans – Met for Lot 10 ✓ 11 ✓ 9
2. Provide color chip for color or bioretention planters (to be light green or beige to match natural landscape, not "lawn green")
3. Erosion Control:
   a. Tree protection: Show protection for all trees to remain regardless of size. – Met for Lot 10 ✓ 11 9:2-10" Oaks on R. side were desig to remain.
   b. Chainlink fencing at borders of conservation easement and along perimeter with no-build areas on C9.50 (C9.30)
   c. No erosion control/disturbance in no-build areas – Lot 11 only
   d. Protect storm drain inlets using permeable rock sacks and/or fiber rolls. Any existing inlets in nearby downhill streets? 10 11 ✓12
   e. Indicate the location and method of erosion control on disturbed bare earth areas. Use seeding and/or mulching and the following, as necessary: - Met for Lot 10 11 ✓12
      i) (For slopes 3:1 or greater) Anchored erosion control blankets (rice straw or coconut).
      ii) (For slopes less than 3:1) Anchored fiber fabric/netting or surface roughening.
   f. Show location of office trailer(s), storage sheds, temporary power pole, scaffold footprint, and other temporary installations on the plans. Show how they will be accessed and show protection of the access routes. – Met for Lot 10 11: Move stockpile out of grading limit 9: Storage in tree dripline
   g. Stabilized designated access points should use 4"-6" fractured aggregate over geo-textile fabric. – Met for Lot 10 , 11 , 9
   h. Provide designated area for parking of construction vehicles, using aggregate over geo-textile fabric. – Met for Lot 10 11 ✓9
   i. On the Grading and Retaining Wall Erosion Control Plan, Show all access roads/ramps used for excavation/backfill, earth boring, fork lift/crane access (second floor construction). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet.
   j. Show location, installation and maintenance of a concrete/stucco mixer, washout, and pits. – Met for Lot 10 11 , 9.
   k. Locate portable toilets away from surface water locations and storm drain inlets. (Not shown on C10.80 although included in legend) 10 11 , 9

4. Discharge Pipe w/o Stabilization on Lot 11

l. Show storage location and containment of construction materials during work, as well as afterhours/weekends – Met for Lot 10

m. Provide detail and location of covered temporary stockpiles using anchored-down plastic sheeting in dry weather. In wet weather or for longer storage, use seeding and mulching, soil blankets or mats. – Met for Lot 10

n. Indicate the location of refuse piles and debris box locations on the plans. Show how they will be accessed and show protection of the access routes. – Met for Lot 10

o. Erosion Control Point of Contact: Please provide an Erosion Control Point of Contact including name, title/qualifications, email, and two phone numbers. – Met for Lot 10

~~o.~~p. Change note in box on left bottom corner on page C10.60 and all other similar references to require Erosion Control by October 1st through April 30th.

Architectural – All Lots:

1. Dimension maximum height of structures from finished grade and provide ridge line elevation. Please check heights of all houses relative to approved heights (Table 6)

~~2. Shingles are not allowed. Must replace contrasting surface treatment between 2nd story windows and roof above with clerestory windows or siding, consistent with the approved elevations for each house. Rock should be used only minimally, as consistent with the approved elevations for each house.~~ - Met

~~3.~~2. Provide Exterior Lighting Plan (show fixtures on elevations, no light can be cast into open space easement, earth-toned lighting). See Conditions 4k and 6.

~~Landscape – All Lots:~~

1. Address all WELO Comments

~~1. Please submit WELO forms and other documents necessary to demonstrate compliance with WELO~~ – Met

~~2. Show all easements and no build areas landscaping plans~~ - Met

~~3. No fences in no-build areas (Lot 11) or over access easements~~ - Met

~~4. Provide sizes of all interceptor trees (must be minimum 24 gallon to meet requirements of Condition 4.b). Trees must be of a native species.~~ - Met

Geotechnical – All Lots:

1. In addition to demonstrating compliance with all conditions of approval, please submit documents addressing:
   a. Condition 4v regarding Asbestos
   b. Condition No. 37
   ~~c. Condition No. 36~~

Requirements of Final – All Lots:

1. Grading final
2. Landscaping/Planting photos
3. Stabilized slopes
4. Colors and Materials verification
5. O&M Agreements
   a. All Lots
   b. Shared Storm Drainage Outfall for Lots 9 and 10 on Lot 9
   c. Shared planter for Lots 7 and 8 on Lot 8
6. Deed restrictions for Lots 5- 11
   a. Condition 4u, 9, 34, 39,
7. WELO
   a. Landscape Certification Form
   b. Certification of Completion Form

Comments for Individual Lots:

Lot 9:

Civil:

1. Rear lot line does not match approved Final Map
2. Tree dimensions are missing on Grading Plan

Architectural:

1. Dimensions of floor plans are not clear on right side of Page 2 (see Bedroom 3 dimension)
   2. ~~FAR is over approved limit by 1,000 sf (show break down calculations, include garage and stairs, but not unenclosed spaces, areas may be measured from interior walls)~~ – Based on breakdown calculations provided by applicant on 9-21-16, house matches approved square footage.
2. Blue horizontal siding is too dark and not in the approved shades of "browns, greens, and rusts"

GMG: letter to explain differences

3. Front elevation still varies from what was approved, possibly due to added bulk on main level. Design ok.
4. ~~What is the treatment of the side of the garage (looks like stucco treatment? Please use siding)~~ - Met

~~Landscape:~~

1. ~~Please add (3) 15-gallon trees in the rear yard per Condition 4.b~~ - Met

Lot 10:

Civil (based on drawings informally submitted on 2/24/17. Plans need to be formally submitted to the Building Counter):

~~Tree dimensions are missing on Grading Plan~~ - Met

1. Show Tree 14" Tree in left side yard (mislabeled as 8" tree on survey) as to remain
2. ~~Lot dimensions are missing on site plan~~ - Met

Need arb. forester/report for trees in graded areas.

FV R- 39→22.6 L-V Rear 44→31.7

~~Architectural:~~ 1. Setbacks do not match approved plans.

1. ~~Elevation does not match the approved elevation and seems to represent the denied proposal~~ - Met
2. ~~FAR is over approved limit by 1,000 sf (show break down calculations, include garage and stairs, but not unenclosed spaces, areas may be measured from interior walls)~~ – Additional floor area is attributed to the garage, which was not included in approved house size but was clearly shown in elevations and footprint. Minor Modification approved on 7/29/16.

~~Landscape:~~

1. ~~Please add (3) 15-gallon trees in the rear yard per Condition 4.b~~ - Met

Lot 11:

Civil:

1. Show setbacks to confirm location of house relative to approved location.

Architectural:

1. Colors are not in the approved shades of "browns, greens, and rusts"
2. ~~FAR seems to be consistent but title page exceeds approved FAR by 6 sf.~~ - Met

Landscape:

1. ~~Fence in 20-feet front setback exceeds max. height of 4-feet~~ - Met

~~2.~~1. Missing (3) 15-gallon replacement trees at the back of the house

Attachments (Excluded from List Revised on 3/1/17):
Heights – Table 6 from staff report
Approved Elevations
Approved Grading Amounts
WELO Forms

BkF
ENGINEERS
SURVEYORS
PLANNERS

March 8, 2017

County of San Mateo
Planning Department
555 County Center, 5th Floor
Redwood City, CA 94063

Subject: Highland Estates, Lots 9-11, San Mateo, 3rd Submittal
BKF Response to County Planning Department Review Comments

Dear Camille Leung:

We have received updated Plan Check Review Comments, dated March 1, 2017, for the Highland Estates Lots 9-11 On-Site Plans and have made the necessary clarifications and revisions to the plans based on comments received. BKF has prepared responses, indicated in **bold** text, specific to the comments in the review letter:

Civil – All Lots:

1. *Show ALL easements and no build areas on the site plan, grading plan, erosion plan, and landscape plans.*

   Plans revised to show all easements and no build areas on the site plan and grading plan.

2. *Provide color chip for color or bioretention planters (to be light green or beige to match natural landscape, not "lawn green").*

   Note added to plans for planter color to match natural landscape surroundings, color to be approved by the County.

3. *Erosion Control:*
   a. *Tree protection: Show protection for all trees to remain regardless of size.*

      Tree protection shown for all trees to remain.

   b. *Chainlink fencing at borders of conservation easement and along perimeter with no-build areas.*

      Chainlink fencing added at borders of conservation easement and along perimeter with no-build areas.

   c. *No erosion control/disturbance in no-build areas.*

      Noted. Erosion control measures not provided within no-build areas.

   d. *Protect storm drain inlets using permeable rock sacks and/or fiber rolls.*

      All storm drain inlets to be protected using fiber rolls.

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e. *Indicate the location and method of erosion control on disturbed bare earth areas. Use seeding and/or mulching and the following, as necessary:*
   i. *(For slopes 3:1 or greater) Anchored erosion control blankets (rice straw or coconut)*

      Anchored erosion control mat is provided for disturbed earth slopes.

   ii. *(For slopes less than 3:1) Anchored fiber fabric/netting or surface roughening.*

      Anchored erosion control mat is provided for disturbed earth slopes.

f. *Show location of office trailer(s), storage sheds, temporary power pole, scaffold footprint, and other temporary installations on the plans. Show how they will be accessed and show protection of the access routes.*

   Locations of office trailer, storage sheds, and other appurtenant temporary installations are shown on the plans. Access routes shall be protected and determined by Contractor means and methods.

g. *Stabilized designated access points should use 4"-6" fractured aggregate over geo-textile fabric.*

   Temporary construction entrance has been revised to provide 4"-6" of crushed aggregate over geotextile fabric.

h. *Provide designated area for parking of construction vehicles, using aggregate over geo-textile fabric.*

   Designated areas for construction vehicle parking with aggregate over geo-textile fabric are shown on the plans.

i. *On the Grading and Retaining Wall Erosion Control Plan, Show all access roads/ramps used for excavation/backfill, earth boring, fork lift/crane access (second floor construction). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet.*

   Areas for roads/ramps used for excavation/backfill, earth boring, fork lift/crane access shall be determined by Contractor means and methods.

j. *Show location, installation and maintenance of a concrete/stucco mixer, washout, and pits.*

   Location of concrete washout shown on plans.

k. *Locate portable toilets away from surface water locations and storm drain inlets.*

Portable toilets are located away from surface water and storm drain inlet locations.

l. *Shown storage location and containment of construction materials during work, as well as afterhours/weekends.*

Location of construction materials storage shown on plans. Materials storage container to be locked during after hours and weekends.

m. *Provide detail and location of covered temporary stockpiles using anchored-down plastic sheeting in dry weather. In wet weather or for longer storage, use seeding and mulching, soil blankets ormats.*

Location of covered temporary stockpiles shown on plans. Notes and details added to indicate appropriate stockpile protection during wet weather or for longer storage period of time.

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o. *Erosion Control Point of Contact: Please provide an Erosion Control Point of Contact including name, title/qualifications, email, and two phone numbers.*

Erosion Control Point of Contact information provided on plans.

p. *Change note in box on the left bottom corner on page C10.60 and all other similar references to require Erosion Control by October 1st through April 30th.*

Note in box on the left bottom corner of Erosion Control sheets and all other similar references have been revised to require Erosion Control by October 1st through April 30th.

Lot 9 Civil:

1. *Rear lot line does not match approved Final Map.*

   Lot 9 rear lot line checked and matches the approved Final Map.

2. *Tree dimensions are missing on Grading Plan.*

   Tree diameters are shown on the Grading Plan.

Lot 10 Civil:

1. *Show tree 14" Tree in left side yard (mislabeled as 8" tree on survey) as to remain.*

   14" Tree in the left side yard has been relabeled and noted to remain.

2. *Lot dimensions are missing on site plan.*

   Lot dimensions are shown on the site plan.

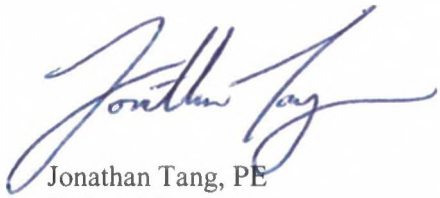
Lot 11 Civil:

1. *Show setbacks to confirm location of house relative to approved location.*

   Setback dimensions are shown to confirm location of the house relative to approved location.

Should you have any questions, comments or need further clarification regarding the responses to your plan check review comments in this letter, please contact me at (650) 482-6306.

Sincerely,
BKF Engineers



Jonathan Tang, PE
Project Manager

March 8, 2017

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      Chainlink fencing added at borders of conservation easement and along perimeter with no-build areas.

   c. *No erosion control/disturbance in no-build areas.*

      Noted. Erosion control measures not provided within no-build areas.

   d. *Protect storm drain inlets using permeable rock sacks and/or fiber rolls.*

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Sincerely,
BKF Engineers

Jonathan Tang, PE
Project Manager

3X12X20 - PP
3X20
6X6X10 - PTDF

March 8, 2017

County of San Mateo
Planning Department
555 County Center, 5th Floor
Redwood City, CA 94063

RECEIVED
2017 MAR 16 A 10:34
SAN MATEO COUNTY
PLANNING & BUILDING
DEPARTMENT

Subject: Highland Estates, Lots 9-11, San Mateo, 3rd Submittal
BKF Response to County Planning Department Review Comments

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Jonathan Tang, PE
Project Manager

March 8, 2017

County of San Mateo
Planning Department
555 County Center, 5th Floor
Redwood City, CA 94063

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BKF Response to County Planning Department Review Comments

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www.bkf.com

e. *Indicate the location and method of erosion control on disturbed bare earth areas. Use seeding and/or mulching and the following, as necessary:*
   i. *(For slopes 3:1 or greater) Anchored erosion control blankets (rice straw or coconut)*

      Anchored erosion control mat is provided for disturbed earth slopes.

   ii. *(For slopes less than 3:1) Anchored fiber fabric/netting or surface roughening.*

      Anchored erosion control mat is provided for disturbed earth slopes.

f. *Show location of office trailer(s), storage sheds, temporary power pole, scaffold footprint, and other temporary installations on the plans. Show how they will be accessed and show protection of the access routes.*

   Locations of office trailer, storage sheds, and other appurtenant temporary installations are shown on the plans. Access routes shall be protected and determined by Contractor means and methods.

g. *Stabilized designated access points should use 4"-6" fractured aggregate over geo-textile fabric.*

   Temporary construction entrance has been revised to provide 4"-6" of crushed aggregate over geotextile fabric.

h. *Provide designated area for parking of construction vehicles, using aggregate over geo-textile fabric.*

   Designated areas for construction vehicle parking with aggregate over geo-textile fabric are shown on the plans.

i. *On the Grading and Retaining Wall Erosion Control Plan, Show all access roads/ramps used for excavation/backfill, earth boring, fork lift/crane access (second floor construction). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet.*

   Areas for roads/ramps used for excavation/backfill, earth boring, fork lift/crane access shall be determined by Contractor means and methods.

j. *Show location, installation and maintenance of a concrete/stucco mixer, washout, and pits.*

   Location of concrete washout shown on plans.

k. *Locate portable toilets away from surface water locations and storm drain inlets.*

Portable toilets are located away from surface water and storm drain inlet locations.

l. *Shown storage location and containment of construction materials during work, as well as afterhours/weekends.*

Location of construction materials storage shown on plans. Materials storage container to be locked during after hours and weekends.

m. *Provide detail and location of covered temporary stockpiles using anchored-down plastic sheeting in dry weather. In wet weather or for longer storage, use seeding and mulching, soil blankets ormats.*

Location of covered temporary stockpiles shown on plans. Notes and details added to indicate appropriate stockpile protection during wet weather or for longer storage period of time.

n. *Indicate the location of refuse piles and debris box locations on the plans. Show how they will be accessed and show protection of the access routes.*

Location of debris box locations shown on the plans. Notes added to indicate appropriate protection of access routes. Access routes shall be protected and determined by Contractor means and methods.

o. *Erosion Control Point of Contact: Please provide an Erosion Control Point of Contact including name, title/qualifications, email, and two phone numbers.*

Erosion Control Point of Contact information provided on plans.

p. *Change note in box on the left bottom corner on page C10.60 and all other similar references to require Erosion Control by October 1st through April 30th.*

Note in box on the left bottom corner of Erosion Control sheets and all other similar references have been revised to require Erosion Control by October 1st through April 30th.

Lot 9 Civil:

1. *Rear lot line does not match approved Final Map.*

   Lot 9 rear lot line checked and matches the approved Final Map.

2. *Tree dimensions are missing on Grading Plan.*

   Tree diameters are shown on the Grading Plan.

Lot 10 Civil:

1. *Show tree 14" Tree in left side yard (mislabeled as 8" tree on survey) as to remain.*

   14" Tree in the left side yard has been relabeled and noted to remain.

2. *Lot dimensions are missing on site plan.*

   Lot dimensions are shown on the site plan.

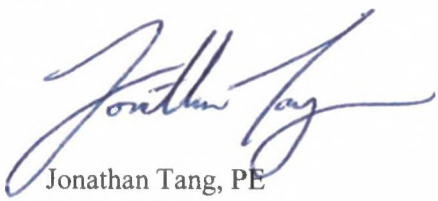
Lot 11 Civil:

1. *Show setbacks to confirm location of house relative to approved location.*

   Setback dimensions are shown to confirm location of the house relative to approved location.

Should you have any questions, comments or need further clarification regarding the responses to your plan check review comments in this letter, please contact me at (650) 482-6306.

Sincerely,
BKF Engineers



Jonathan Tang, PE
Project Manager

March 8, 2017

County of San Mateo
Planning Department
555 County Center, 5th Floor
Redwood City, CA 94063

Subject: Highland Estates, Lots 9-11, San Mateo, 3rd Submittal
BKF Response to County Planning Department Review Comments

Dear Camille Leung:

We have received updated Plan Check Review Comments, dated March 1, 2017, for the Highland Estates Lots 9-11 On-Site Plans and have made the necessary clarifications and revisions to the plans based on comments received. BKF has prepared responses, indicated in **bold** text, specific to the comments in the review letter:

Civil – All Lots:

1. *Show ALL easements and no build areas on the site plan, grading plan, erosion plan, and landscape plans.*

   Plans revised to show all easements and no build areas on the site plan and grading plan.

2. *Provide color chip for color or bioretention planters (to be light green or beige to match natural landscape, not "lawn green").*

   Note added to plans for planter color to match natural landscape surroundings, color to be approved by the County.

3. *Erosion Control:*
   a. *Tree protection: Show protection for all trees to remain regardless of size.*

      Tree protection shown for all trees to remain.

   b. *Chainlink fencing at borders of conservation easement and along perimeter with no-build areas.*

      Chainlink fencing added at borders of conservation easement and along perimeter with no-build areas.

   c. *No erosion control/disturbance in no-build areas.*

      Noted. Erosion control measures not provided within no-build areas.

   d. *Protect storm drain inlets using permeable rock sacks and/or fiber rolls.*

      All storm drain inlets to be protected using fiber rolls.

ENGINEERS
SURVEYORS
PLANNERS

255 Shoreline Drive
Suite 200
Redwood City
California 94065
phone 650.482.6300
fax 650.48.6399
www.bkf.com

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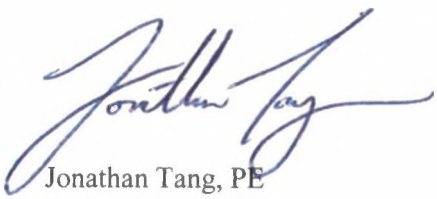
BKF Engineers



Jonathan Tang, PE
Project Manager

Camille Leung

From: Camille Leung
Sent: Thursday, March 09, 2017 11:25 AM
To: "JTUTTLEC@aol.com' (JTUTTLEC@aol.com)'; 'noel@nexgenbuilders.com'
Cc: John Brennan; Paula Thomsen; Alice Chen
Subject: Status of BLD Review on Lots 5-11 (Highlands)

Hi Jack,

As requested, here's the status of BLD plan check for all the lots:

BLD2016-00158 – Lot 10 – Alice Chen in BLD provided comments on first submittal but not on 2/16/17 Resubmittal
BLD2016-00159 – Lot 11 – Same status as Lot 10
BLD2016-00160 – Lot 9 – CSG provided comments on first submittal but not on 2/16/17 Resubmittal.
BLD2016-00161 – Lot 8 – No comments provided as review was halted to address house size, which is now resolved.
BLD2016-00162 – Lot 7 – Same status as Lot 8
BLD2016-00163 – Lot 6 – Same status as Lot 8
BLD2016-00164 – Lot 5 – Same status as Lot 8

Jack, for Lots 5-8, please confirm that originally submitted plans should move forward for Plan Check or whether changes to plans are necessary prior to plan check.

Alice, can you confirm when you can review the Resubs for Lots 10 and 11?

John, please confirm that the Resub was sent to CSG for Lot 9?

Thank you!

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

Camille Leung

From: JTUTTLEC@aol.com
Sent: Monday, March 13, 2017 12:00 PM
To: Camille Leung
Cc: noel@nexgenbuilders.com
Subject: Re: The Highlands

Camille,

Re: Our meeting on Thursday, March 9, 2017 concerning the final items needed by you for Building Permits

1. Scott Fittinghof is addressing the asbestos issue by letter

2. Revised color selections have been ordered from the architect

3. A letter has been forwarded addressing the reconfiguration of lot 9

4. The architect is adding the building elevations to the drawings

6. The landscape architect has completed the revision request on lot 11. Their are completing the WELO plans and will send them with lot !! in about 5 days

Please confirm that lots 9, 10 and 11 have been returned for plan check.

Yes, please send lots 5 thru 8 to plan check as is. They are all of them the same structure with the exception of the front elevations and garage door locations

Thanks,

Jack

CORNERSTONE EARTH GROUP

Date:	March 17, 2017
Project No.:	230-1-6
Prepared For:	Mr. Jack Chamberlain **TICONDEROGA PARTNERS LLC** 655 Skyway, Suite 230 San Carlos, California 94070
Re:	Naturally Occurring Asbestos (NOA) Testing and Recommendations Highland Estates Lots 9-11 2185 Cobblehill Place (Lot 9), 2184 Cobblehill Place (Lot 10), 88 Cowpens Way (Lot 11) San Mateo, California

Dear Mr. Chamberlain:

As requested, this letter presents the data collected from naturally occurring asbestos (NOA) testing we performed for the above referenced project. Additionally, as requested, we have prepared a "Standard Operating Procedure" to be used if any NOA is encountered during grading of this project. As you know, Cornerstone previously prepared a geotechnical investigation for the project and presented our findings in our report titled, "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California," dated October 30, 2015.

Lab Testing and Recommendations

Chrysotile and amphibole asbestos occur naturally in certain geologic settings in the San Francisco Bay area, most commonly in serpentinite and other ultramafic rocks. These are igneous and metamorphic rocks with a high content of magnesium and iron minerals. The most common type of asbestos is chrysotile, which is commonly found in serpentinite rock formations. When disturbed by construction, grading, quarrying, or surface mining operations, asbestos containing dust can be generated. Exposure to asbestos can result in lung cancer, mesothelioma, and asbestosis. In July 2001, the California Air Resources Board approved an Asbestos Airborne Toxic Control measure for Construction, Grading, Quarrying, and Surface Mining activities in areas where naturally occurring asbestos (NOA) will likely be found and to provide best dust mitigation measures and practices. The lots are within a mountainous area and areas of shallow bedrock could be encountered during construction. Regional mapping suggests, and site specific investigations supports the idea that the dominant rock type at the lot areas are sheared rock. The sheared rock that underlies the majority of the lots is unlikely to contain NOA bearing material. However, localized outcrops of serpentinite have been observed in portions of the canyon area and serpentinite was encountered within previous exploratory borings conducted within the lot areas.

As discussed in our geotechnical report, we performed one exploratory boring on Lot 11 during our investigation to supplement explorations performed previously by others. This boring exploration was performed close to previously identified serpentinite found in a nearby boring

performed by others. Samples collected within these previous borings conducted within identified serpentinite were not analyzed for NOA because at the time the borings were performed (several decades ago) NOA was not a concern.

We performed testing for naturally occurring asbestos (NOA) on a bulk sample of soil and bedrock from our boring within Lot 11 at a depth range of 8½ to 15 feet. Testing utilized Polarized Light Microscopy in accordance with the California Air Resources Board (CARB) Method 435. NOA was not detected within this sample. The analytical report is attached to this letter. We did not perform testing for Lots 9 and 10 because serpentinite is not mapped or encountered at these lots.

While we did not observe veins of asbestos bearing minerals in our boring, it is not known if rock masses beneath the ground surface could contain veins of asbestos bearing material. However due to the presence of serpentinite locally at the site, we recommend that random samples be collected during grading operations to test for asbestos, if serpentinite is observed. If NOA is found to be present during grading for Lots 9 through 11, we recommend that the attached "Standard Operating Procedure" be implemented and followed.

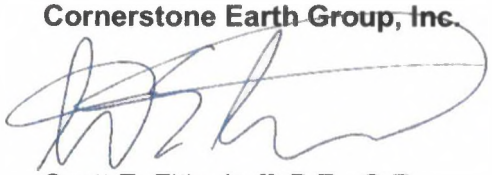
Closure

We hope this provides the information you need at this time. Recommendations presented in this letter have been prepared for the sole use of Ticonderoga Partners LLC specifically for the Highland Estates Lot 9-11 project located in San Mateo, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied.

If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

Cornerstone Earth Group, Inc.



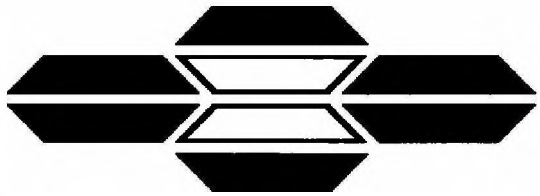


Scott E. Fitinghoff, P.E., G.E.
Senior Principal Engineer

SEF:mjs

Attachments: NOA Testing Report
Recommended Standard Operating Procedure (SOP) for NOA Intrusive Work

Copies: Addressee (1 by email)



ASBESTOS TEM LABORATORIES, INC.

CARB Method 435
Polarized Light Microscopy
Analytical Report

Laboratory Job # 1206-00077

630 Bancroft Way
Berkeley, CA 94710
(510) 704-8930
FAX (510) 704-8429

ASBESTOS TEM LABORATORIES, INC

CA DPH ELAP
Lab No. 1866

NVLAP Lab Code: 101891-0
Berkeley, CA

Oct/05/2015

Matt Schaffer
Cornerstone Earth Group, Inc.
1259 Oakmead Parkway
Sunnyvale, CA 94085

RE: LABORATORY JOB # 1206-00077
Polarized light microscopy analytical results for 1 bulk sample(s).
Job Site: 230-1-5
Job No.: Highland Estates Lots 5-11

Enclosed please find the bulk material analytical results for one or more samples submitted for asbestos analysis. The analyses were performed in accordance with the California Air Resources Board (ARB) Method 435 for the determination of asbestos in serpentine aggregate samples.

Prior to analysis, samples are logged-in and all data pertinent to the sample recorded. The samples are checked for damage or disruption of any chain-of-custody seals. A unique laboratory ID number is assigned to each sample. A hard copy log-in sheet containing all pertinent information concerning the sample is generated. This and all other relevant paper work are kept with the sample throughout the analytical procedures to assure proper analysis.

Sample preparation follows a standard CARB 435 prep method. The entire sample is dried at 135-150 C and then crushed to ~3/8" gravel size using a Bico Chipmunk crusher. If the submitted sample is >1 pint, the sample was split using a 1/2" riffle splitter following ASTM Method C-702-98 to obtain a 1 pint aliquot. The entire 1 pint aliquot, or entire original sample, is then pulverized in a Bico Braun disc pulverizer calibrated to produce a nominal 200 mesh final product. If necessary, additional homogenization steps are undertaken using a 3/8" riffle splitter. Small aliquots are collected from throughout the pulverized material to create three separate microsope slide mounts containing the appropriate refractive index oil. The prepared slides are placed under a polarizing light microscope where standard mineralogical techniques are used to analyze the various materials present, including asbestos. If asbestos is identified and of less than 10% concentration by visual area estimate then an additional five sample mounts are prepared. Quantification of asbestos concentration is obtained using the standard CAL ARB Method 435 point count protocol. For samples observed to contain visible asbestos of less than 10% concentration, a point counting techinique is used with 50 points counted on each of eight sample mounts for a total of 400 points. The data is then compiled into standard report format and subjected to a thorough quality assurance check before the information is released to the client.

While the CARB 435 method has much to commend it, there are a number of situations where it fails to provide sufficient accuracy to make a definitive determination of the presence/absence of asbestos and/or an accurate count of the asbestos concentration present in a given sample. These problems include, but are not limited to, 1) statistical uncertainty with samples containing <1% asbestos when too few particles are counted, 2) definitive identification and discrimination between various fibrous amphibole minerals such as tremolite/actinolite/hornblende and the "Libby amphiboles" such as tremolite/winchite/richterite/arfvedsonite, and C) small asbestiform fibers which are near or below the resolution limit of the PLM microscope such as those found in various California coast range serpentine bodies. In these cases, further analysis by transmission electron microscopy is recommended to obtain a more accurate result.

Sincerely Yours,

Lab Manager
ASBESTOS TEM LABORATORIES, INC.

--- These results relate only to the samples tested and must not be reproduced, except in full, without the approval of the laboratory. ---

POLARIZED LIGHT MICROSCOPY
CARB 435 ANALYTICAL REPORT

Contact: Matt Schaffer	Samples Submitted: 1	Report No. 336724
Address: Cornerstone Earth Group, Inc. 1259 Oakmead Parkway Sunnyvale, CA 94085	Samples Analyzed: 1 Job Site / No. Highland Estates Lots 5-11 230-1-5	Date Submitted: Sep-30-15 Date Reported: Oct-05-15

SAMPLE ID	POINTS COUNTED	ASBESTOS %	ASBESTOS TYPE	LOCATION / DESCRIPTION
EB-1 (8.5-15) Lab ID # 1206-00077-001	400 - Total Points	<0.25%	None Detected	Soil/Bedrock No Asbestos Detected - ARB Exception I
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
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Lab ID #	- Total Points			

QC Reviewer R. McL. Bailey

Analyst Jo Ann Huerta

ASBESTOS TEM LABORATORIES CHAIN OF CUSTODY – www.asbestostemlabs.com

CALIFORNIA: 630 Bancroft Way, Berkeley, CA 94710 Phone (510) 704-8930 Fax (510) 704-8429
NEVADA: 1350 Freeport Blvd. #104, Sparks, NV 89431 Phone (775) 359-3377 Fax (775) 359-2798

Please print and send completed CoC with your samples. If you wish to email CoC, send the form as an attachment to Berkeley <coc@asbestostemlabs.com > or Reno <sehrlich@asbestostemlabs.com>.

Company: Cornerstone Earth Group	*Contact:* Matt Schaffer	*Phone/Fax:* 408-515-3734	*Email:* mschaffer@cornerstoneearth.com
Address: 1259 Oakmead Parkway	*City:* Sunnyvale	*State:* CA *Zip:* 94085	*Country:* United States
Job Site: Highland Estates Lots 5-11		*Job No:* 230-1-5	*P.O. No:*

Reporting	☐ Fax	☐ Phone	☒ Email	☐ Mail	☐ FTP	☐ EDD/State Form	☐ Verbal	☐ Pickup	**Billing**	☐ Fax	☒ Email	☐ Mail	☐ Pre-Paid	☐ 3rd Party
Results Due:*?	☐ 2 hr	☐ 4 hr	☐ 6 hr	☐ 8 hr	☐ 24 hr	☐ 48 hr	☒ 3 day	☐ 4 day	☐ 5 day	[redacted]	☐ Time due:____	* Contact lab to confirm TAT		
Asbestos Air	☐ PCM (NIOSH 7400A	☐ TEM AHERA	☐ TEM CARB Mod. AHERA	☐ TEM EPA Yamate Level	☐ TEM NIOSH 7402, Issue 2	☐ ISO 10312	☐ ISO 13794							
Asbestos Bulk	☐ PLM Standard (EPA 600/R-93-1	☐ PLM 400 PC	☐ PLM 1000 PC	☐ PLM 400 PC Grav. Red.	☐ PLM 1000 PC Grav. Red.	☐ TEM EPA Qualitative	☐ TEM EPA Quantitative							
	☐ TEM Chatfield (Semi-Quant)	☐ PLM Vermiculite Attic Insulation	☐ Custom Analysis: Type:											
Asbestos Soils	☐ CARB 435 Prep Only	☒ CARB 435 PLM 400 PC	☐ CARB 435 PLM 1000 PC	☐ EPA Soil Screening Qualitative	☐ TEM EPA/CARB Quantitative									
Asbestos Dust	☐ ASTM D-5755 Fiber Count	☐ ASTM D-5756 Wt. %	☐ ASTM D-5756 Mass	☐ ASTM D-6480-99 Dust Wipe	☐ Total Particulates (Grav.)									
Asbestos Water	☐ 100.2 Potable Drinking Water	☐ 100.1 Non Potable Water												
Lead	☐ Paint Chips	☐ Dust Wipe	☐ Air Cassette	☐ Soil	Lead Waste Characterization:	☐ TTLC	☐ STLC	☐ TCLP						
Sample Storage	*☐ No Test, Hold Sample Until: _____	*☐ Post Test, Hold Sample Until: _____												
Custom Order	☐ Reanalysis by: _____	☐ Sensitivity: _____	☐ Composite	☐ Other:										

Sample #	Sample Type	Date Collected	Time On	Time Off	Total Time (min)	Flow Rate (lpm) On	Flow Rate (lpm) Off	Flow Rate (lpm) Average	Volume or Area Sampled	8 Hour TWA Requested	Description
FB-1 (8.5-15)	Soil/Bobcat	7/28/15								☐	
										☐	
										☐	
										☐	
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Submitted By Matt Schaffer	[signature]	**Received By**	[signature]
Date/Time Submitted	9-30-15 1300	**Date/Time Received**	9/30/15 1300
Submitted By	[signature]	**Received By**	[signature]
Date/Time Submitted	9/30/15 1410	**Date/Time Received**	9-30-15 P 7:00 PM

*All samples will be held for 3 months from the date of receipt at ATEM. Additional sample storage time may be obtained through ATEM Customer Service

ASBESTOS TEM LABORATORIES CHAIN OF CUSTODY – *www.asbestostemlabs.com*

CALIFORNIA: 630 Bancroft Way, Berkeley, CA 94710 Phone (510) 704-8930 Fax (510) 704-8429
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Address: 1259 Oakmead Parkway	*City:* Sunnyvale	*State:* CA *Zip:* 94085	*Country:* United States
Job Site: Highland Estates Lots 5-11		*Job No:* 230-1-5	*P.O. No:*

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	☐ TEM Chatfield (Semi-Quant)	☐ PLM Vermiculite Attic Insulation	☐ Custom Analysis: Type:												
Asbestos Soils	☐ CARB 435 Prep Only	☒ CARB 435 PLM 400 PC	☐ CARB 435 PLM 1000 PC	☐ EPA Soil Screening Qualitative	☐ TEM EPA/CARB Quantitative										
Asbestos Dust	☐ ASTM D-5755 Fiber Count	☐ ASTM D-5756 Wt. %	☐ ASTM D-5756 Mass	☐ ASTM D-6840-99 Dust Wipe	☐ Total Particulates (Grav.)										
Asbestos Water	☐ 100.2 Potable Drinking Water	☐ 100.1 Non Potable Water													
Lead	☐ Paint Chips	☐ Dust Wipe	☐ Air Cassette	☐ Soil	**Lead Waste Characterization:**	☐ TTLC	☐ STLC	☐ TCLP							
Sample Storage	*☐ No Test, Hold Sample Until: _____	*☐ Post Test, Hold Sample Until: _____													
Custom Order	☐ Reanalysis by: _____	☐ Sensitivity: _____	☐ Composite	☐ Other:											

Sample #	Sample Type	Date Collected	Time On	Time Off	Total Time (min)	Flow Rate (lpm) On	Flow Rate (lpm) Off	Flow Rate (lpm) Average	Volume or Area Sampled	8 Hour TWA Requested	Description
EB-1(8.5'-15')	Soil/Bulk	7/28/15								☐	
										☐	
										☐	
										☐	
										☐	
										☐	
										☐	
										☐	
										☐	
										☐	
										☐	
										☐	
										☐	
										☐	

Submitted By Matt Schaffer		**Received By**	
Date/Time Submitted	9-30-15 / 1330	**Date/Time Received**	9/30/15 / 13[illegible]
Submitted By		**Received By**	
Date/Time Submitted	9/30/15 1410	**Date/Time Received**	

*All samples will be held for 3 months from the date of receipt at ATEM. Additional sample storage time may be obtained through ATEM Customer Service

CORNERSTONE EARTH GROUP

Type of Services	**Recommended Standard Operating Procedure (SOP) for NOA Intrusive Work**
Location	**Lots 9 to 11** **Highland Estates** **San Mateo County, California**
Client	**Ticonderoga Partners, LLC**
Client Address	**655 Skyway Parkway, Suite 230** **San Carlos, CA 94070**
Project Number	**230-1-6**
Date	**March 17, 2017**



Prepared by **Sarah E. Kalika, PG, CAC**
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CORNERSTONE EARTH GROUP

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CORNERSTONE EARTH GROUP

Type of Services	**Recommended Standard Operating Procedure (SOP) for NOA Earthwork**
Location	**Lots 9 to 11 – Highland Estates San Mateo County, California**

SECTION 1: INTRODUCTION

1.1 OBJECTIVES

This document presents the recommended Standard Operating Procedure (SOP) for earthwork that may or will disturb soils and or bedrock that contain naturally occurring asbestos (NOA) if encountered at the Site.

1.2 NATURALLY OCCCURRING ASBESTOS HAZARD SUMMARY

Asbestos is the common name for the fibrous form of certain naturally occurring iron-magnesium-silicate minerals. Six asbestos minerals are currently regulated by the EPA and the State of California. These six minerals are classified in two different groups based on their crystallographic structure and chemistry: a) chrysotile (serpentine group) and; b) amosite, crocidolite, actinolite, athophyllite and tremolite (amphibole group). All regulated forms of asbestos are considered potentially hazardous and classified as a known human carcinogen by State, Federal and international agencies. As defined in H&SC §25316 and §25260, asbestos is both a hazardous substance and a hazardous material.

Human health effects of asbestos are dependent primarily upon exposure to airborne asbestos fibers, which can be inhaled deeply into lungs. Exposure to asbestos through inhalation can result in health impacts including respiratory disease (asbestosis, a non-cancerous fibrosis of the lungs) and lung cancer (mesothelioma, cancer of the lung lining). In addition, asbestos and tobacco smoke in tandem have higher incidents of lung cancer. The longer a person is exposed to asbestos and the greater the intensity of exposure, the greater the chances for development of health problems.

1.3.2 NOA Intrusive Work

"NOA intrusive" work includes any construction, repair, and/or maintenance work activities that disturb NOA-containing soils, including but not limited to: digging, drilling, excavating, grading, repairing, removing, trenching, filling, gardening, and other soil movement where exposure to NOA may occur.

The following recommended procedures are required to be followed when performing NOA intrusive work to ensure that safeguards are in place to prevent or minimize NOA exposures to anyone at the Site and to prevent untrained or unauthorized personnel from performing intrusive

work at the Site. The following procedures will be overseen by the OSHA Competent Person (with appropriate training and experience) appointed on behalf of the Property Owner:

- Verify that selected contractors and their employees will comply with federal and state OSHA requirements;
- Require employees to follow established Site-specific health and safety requirements prior to starting NOA intrusive work;
- Require reasonable restrictions to Site access to reduce potential exposures to non-workers;
- Implement dust control practices that utilize water;
- Manage any NOA-containing soils in accordance with the SOP and in compliance with applicable, relevant, and appropriate provisions of state and federal law such as the California Air Resources Board (CARB) Final Regulation Order, Section 93105, Asbestos Airborne Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations; also Section 93106, Airborne Toxic Control Measure for Surfacing Applications"; and,
- Comply with all applicable, relevant, and appropriate federal, state, and local requirements.

1.7 NOA CONTRACTOR QUALIFICATION

NOA is exempt from regulation as a hazardous waste (by DTSC interpretation, not OSHA) when it is managed in-place, therefore a special contractor licensing is not needed for NOA intrusive work. However, it is recommended that all personnel performing NOA intrusive work activities at the Site attend NOA Awareness training prior to the commencement of work and comply with applicable OSHA training and personal protective requirements.

SECTION 2: NOTIFICATION

2.1 Notification to Bay Area Air Quality Management District

If the Site is greater than 1 acre and if soils and bedrock containing NOA are discovered at the Site, Bay Area Air Quality Management District (BAAQMD) requires notification within 24-hours of discovery and submittal of the following documents:

- Asbestos Dust Mitigation Plan (ADMP) Application for the discovery of asbestos, ultramafic rock, or serpentine; and
- Asbestos Dust Mitigation Plan, including procedures for perimeter air monitoring if within a developed residential or commercial area within ¼ mile of any sensitive receptors.

The purpose of the ADMP is to provide requirements and guidelines to control and monitor emissions of asbestos during Site grading and earthwork activities associated with the removal action. These requirements are designed to comply with the California Air Resources Board (CARB) Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (Section 93105 of the California Code of Regulations [CCR]).

If the Site is less than 1 acre, an Asbestos Dust Mitigation Plan must be prepared and procedures identified within must be adhered to during Site work, but the ADMP need not be submitted to BAAQMD for review.

SECTION 3: APPLICABLE OR RELEVANT AND APPROPRIATE REQUIREMENTS

3.1 HEALTH AND SAFETY REQUIREMENTS

3.1.1 Health and Safety Plan

Site-specific health and safety requirements will be identified for the Site under the supervision of a certified industrial hygienist, certified asbestos consultant, or other qualified professional in accordance with current health and safety standards as specified by Cal/OSHA. These requirements will be addressed in a Health and Safety Plan (HASP) that identifies proposed NOA intrusive work activities, and specifies Site characteristics, current conditions, history, physical and chemical hazards, and methods of handling and controlling NOA so as to prevent or minimize exposures.

All personnel who perform NOA intrusive work at the Site must follow these requirements. Contractors doing fieldwork in association with this recommended SOP will either adopt and abide by these Site-specific requirements or develop their own HASPs, which, at a minimum, meet the requirements. A copy of a "Plan Acceptance Form" will be included in the HASP; all contractors and other personnel conducting NOA-intrusive work will read the requirements and sign the "Plan Acceptance Form" prior to starting the work.

3.1.2 Competent Person

The Owner will designate a Competent Person. A "Competent Person" is one who:

- Is capable of identifying existing and predictable conditions in the surroundings or working conditions which are unsanitary, hazardous, or dangerous to employees;
- Is also capable of identifying existing asbestos hazards in the workplace, and selecting the appropriate control strategy to reduce asbestos exposure;
- Has authority to take prompt corrective measures to eliminate such identified hazards.

The Competent Person may be an asbestos consultant, safety officer or technician familiar with sampling techniques and potentially asbestiform mineral formations. The Competent Person may utilize the assistance of other trained professionals as appropriate. All personnel performing the NOA intrusive activities specified in the SOP will be responsible for operating in compliance with the most current requirements of:

- Title 8, California Code of Regulations, § 5144 (8 CCR 5144) Respiratory Protection
- Title 8, California Code of Regulations, § 5194 (8 CCR 5194) Hazard Communication
- Title 8, California Code of Regulations, § 3203 (8 CCR 3203) Injury and Illness Prevention Program
- California Air Resources Board's (CARB) Section 93105 – "Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining

Operations" and CARB Section 93106 – "Asbestos Airborne Toxic Control Measure for Surfacing Applications" as applicable
- Other pertinent requirements (e.g., local ordinances, etc.)

3.1.2.1 Exposure Assessment

The competent person and/or a certified industrial hygienist will conduct an exposure assessment at the initiation of NOA-intrusive activity not previously assessed to determine where airborne asbestos fibers may exceed the OSHA Permissible Limit (PEL) of 0.1 fibers per cubic centimeter (f/cm3) during that operation.

The PEL listed above is identified as the time weighted average (TWA) concentration for a normal eight-hour work day in a 40-hour workweek, to which nearly all workers repeatedly may be exposed without adverse health effects (Title 8, CCR, Section 5155). However, exposure to asbestos concentrations greater than the PEL can result in the following levels of exposure:

- Acute (short-term) Exposure – Exposure at this level can result in shortness of breath, chest or abdominal pain, and irritation of the skin and mucous membranes.
- Chronic (long-term) Exposure – Exposure at this level can results in reduced pulmonary function, breathing difficulty, dry cough, broadening and thickening of the end of the fingers, and blush discoloration of the skin and mucous membranes.

3.1.3 Personal Protective Equipment

Personal protective equipment (PPE) and clothing are used to isolate individuals from NOA as well as physical hazards. Unless otherwise indicated by the results of air monitoring, the minimum level of protection for workers performing NOA intrusive activities is generally Level D (as defined by the EPA [July 1998]) and should include the following:

1. Work coveralls
2. Reflective/visible safety vests
3. Work gloves
4. Steel-toed boots
5. Safety glasses, as necessary
6. Hard hat, as necessary
7. Hearing protection, as necessary

Experience indicates that it is reasonable to expect that significant airborne asbestos concentrations in the work area will remain below acceptable levels as long as stringent dust control measures are implemented.

Respirators and protective suits are required if soil concentrations indicate asbestos is present at greater than 1% (by CARB 435 analysis) or if air monitoring indicates possible excessive exposures. In this case, dust control measures will be increased or work activities will cease. However, the level of protection may be upgraded as deemed necessary by the competent person and/or by a certified industrial hygienist.

3.1.4 Medical Surveillance

A medical surveillance program is recommended for all personnel performing NOA intrusive work. Employers are required to establish a medical surveillance program for all employees who are or

will be exposed to asbestos at or above the PEL of 0.1 f/cm3 of air, in accordance with OSHA (29 CFR 1910.1001).

3.1.5 Other (Hearing Protection, Heat Stress, etc)

Hearing protection, heat stress and other hazards associated with the work activities jobsite personnel may encounter while using equipment, vehicles and heavy equipment will be addressed by their own Injury and Illness Prevention Program (IIPP).

3.2 DUST CONTROL

Site dust control procedures are necessary during NOA intrusive work to control the potential generation of dust and asbestos exposure to workers, Site occupants, and/or neighbors. These procedures include a variety of dust control methods and practices designed to minimize the generation and spreading of dust that could contain asbestos fibers. Experience has shown that if dust control is maintained, asbestos emissions can be kept below allowable levels.

3.2.2 Wet Control Measures

During NOA intrusive work, the NOA-containing soil/bedrock will be adequately wetted prior to and during disturbance (excavating, loading, transporting, compacting, etc.) to minimize dust generation. If temporary stockpiling of NOA-containing soil is needed, the stockpiles will also be kept adequately wetted.

If visible dust is observed exiting the work area, dust control measures will be increased. Increased dust control measures could include increasing water application, or stopping work if excessive winds are present.

3.2.3 Engineering Controls

Alternatively, stockpiles of NOA-containing soil/bedrock will be covered with heavy plastic sheeting and anchored to minimize dust generation. A mist curtain can be erected downwind of the work area to capture any migrating dust.

3.2.4 Cease Operations

All earth-moving activities associated with NOA intrusive work will cease in times of high wind conditions, defined as sustained winds that generate dust emissions at the Site which cross the Site boundary despite dust mitigation measures.

3.4 SOIL/BEDROCK MANAGEMENT AND HANDLING

3.4.1 Stockpiling of NOA-Containing Soil/Bedrock

Whenever possible, excess NOA-containing soil/bedrock generated from NOA intrusive work will be loaded directly onto trucks for off-Site transport without stockpiling. If temporary stockpiling is necessary, the material will be kept adequately wetted or covered with plastic sheeting, which will be secured in place. Additionally, soil stockpiles should be bermed to prevent run-on and runoff. The excavated soil will be placed on heavy plastic sheeting or other impermeable surface (concrete foundation, dumpster, etc.) to avoid contaminating the underlying soil or landscape

features, if present. These control measures will be inspected daily whenever stockpiling operations begin at the Site.

3.4.2 Disposal of NOA-Containing Soil/Bedrock

Any excess NOA-containing soil/bedrock generated from NOA intrusive work may be placed on-Site below a warning barrier, in accordance with recommendations presented by DTSC. Alternatively, excess NOA-containing soil/bedrock generated during NOA intrusive work will be disposed of off-Site at an appropriately permitted landfill facility. If requested by the landfill, samples of the material will be collected to characterize the waste; the samples will be analyzed for asbestos by CARB Test Method 435. The analytical results will then be forwarded to the desired appropriately licensed landfill facility for approval prior to disposal.

SECTION 4: IMPLEMENTATION OF SOP

4.1 FIELD DOCUMENTATION

4.1.1 Field Logs

The competent person will conduct inspections during the NOA intrusive work and will prepare daily field logs documenting Site activities; these logs will be made available for inspection by the Project Coordinator and will be included in the Completion Report for the work

Each daily field log should contain, but is not limited to, the following information:

- Project name and location;
- Name of the NOA Contractor;
- Name of the person who approved the work;
- Names of workers performing the work at the Site;
- Name of the Competent Person and field personnel;
- On-site weather conditions; and
- A chronological description of the work event.

4.1.2 Photographs

Photographs of NOA intrusive activities will be taken periodically during the work to further document the activities performed.

4.1.3 Recordkeeping

All records of documentation (e.g., field logs, reports, photographs, and other documents) prepared under the SOP will be maintained by The Competent Person at the Site and at the Owner's administrative offices. The records will be available for inspection upon request by the public and government representatives.

4.2 SITE PREPARATION

4.2.1 Work Area Delineation and Security Measures

The work area will be properly cordoned off prior to the initiation of the NOA intrusive work. Unauthorized persons will not be allowed to enter the work area. If gates are present around the work area, they will be locked after working hours. Additionally, clear warning signs should be posted to communicate access to the area is restricted to authorized personnel only. An appropriate display of the potential health risk would read as follows:

WARNING
Authorized Personnel Only
This area is known to contain Naturally Occurring Asbestos, which is a known carcinogen that can cause lung cancer. Do not enter this area without appropriate personal protective equipment and proper decontamination setup.

4.2.2 Utility Survey and Clearance

To attempt to locate public underground utilities, the contractor will mark the work area with white spray paint and contact Underground Service Alert (USA) at least 48 hours prior to any excavation work. In addition, as-built drawing and site plans will be reviewed to locate on-Site underground utilities.

4.2.3 NOA Dust Migration Control

Methods to be used to control the potential migration of NOA (via dust generation or migration of soil) from the work area shall be established and in place prior to the start of the work. Engineering controls will be used to control dust generation, and all personnel performing intrusive work activities at the Site will attend NOA awareness training.

4.2.4 Permits

The Owner or contractor will obtain all applicable permits, submit work orders, and notify the appropriate agencies prior to starting the NOA intrusive work.

4.3 FIELD WORK

4.3.1 Confined Space Entry Requirements

A work area is defined as a "confined space" if it has a configuration that hinders the activities of any employees who must enter, work in, and exit them. In addition, there are many instances where employees who work in confined spaces face increased risk of exposure to serious hazards. OSHA uses the term "permit-required confined space" (permit space) to describe those spaces that meet both the definition of "confined space" and pose health or safety hazards. If confined space work is required at the Site as part of the NOA intrusive activities, the contractor shall comply with all OSHA regulations pertaining to confined spaces.

4.3.2 Excavation

It is anticipated that excavation, soil/bedrock movement, compaction, drilling, or other necessary work activities will be performed with a variety of heavy machinery for ripping, moving, loading, or compacting the NOA. Work that requires excavation using heavy equipment will adhere to CCR, Title 8, Section 1540, Excavation. Water trucks and/or fire hoses will be used for dust control.

Care will be taken during activities that will disturb NOA-containing soil to minimize dust generation; this may include performing excavation more slowly or lowering drop heights during excavation and soil loading.

4.3.3 Soil Staging and Storage Operations

As described in Section 4.4.1, if temporary stockpiling of NOA-containing soils is necessary, the material will be placed on plastic sheeting or other impermeable surface, kept adequately wetted to minimize dust and covered with plastic sheeting and anchored or managed by one or more of the engineering controls listed in Section 4.4.1 of this SOP. Stockpiles will be inspected daily to maintain these control measures during stockpiling at the Site.

4.3.4 Air Monitoring

Air monitoring for dust and/or asbestos for worker protection (personal monitoring) and/or public protection (perimeter monitoring) may be required during the work depending on the extent, location, and timing of the planned NOA disturbance based on a review of the planned NOA intrusive work.

4.4 TRANSPORTATION PLAN FOR OFF-SITE DISPOSAL

If excess NOA-containing soil is generated, requiring off-haul from the Site for disposal, the soil/bedrock will be transported to an appropriately permitted landfill by an appropriately-licensed transporter. All transportation activities will be performed in accordance with all applicable federal, state, and local laws, regulations, and ordinances.

4.4.1 Loading of Excess Soil/Bedrock

Excess soil/bedrock will be loaded into trucks in or adjacent to the work area when at all possible. If deemed necessary, a gravel pad will be constructed along the construction exit. If trucks are to travel on NOA-affected soils, wet washing will be needed for NOA removal. The washing will take place on the gravel where signage will be placed stating "Wash out area, no track out allowed." All trucks and vehicles that have driven into the exclusion zone will be completely washed (all exterior surfaces, tires and wheels) before exiting the Site to control track-out of NOA. The rinse water will be contained in drums. In this area, the trucks handling NOA will also have their loads wetted prior to tarping and transport to the landfill.

Another option is to place heavy plastic sheeting beneath the trucks in the loading area to contain soil spilled during loading operations. Loading operations shall adhere to the following procedures:

1. Wet NOA-containing soils adequately prior to loading into trucks to minimize dust generation;
2. Maintain 6 inches or more of freeboard when loading trucks;
3. Minimize drop heights during loading so that no visible dust is generated;
4. Spray each truck with water to thoroughly wet any spilled soil on it, and remove spilled soil from each truck after loading and before it drives off the plastic sheeting;
5. Clean off plastic sheeting prior to driving to prevent tracking NOA-containing soil away from the work area;

6. Wet and cover all loads prior to leaving waste soil loading area; and
7. Fold plastic sheeting inward and prevent material from leaving the plastic after the end of waste loading activities.

Removal of any visible track-out onto the paved public road where vehicles exit the Site (or closest paved road to NOA-intrusive activity) will be performed. This shall be accomplished by wet sweeping or using a HEPA filter equipped vacuum device periodically throughout each workday.

4.4.2 Dust Control During Transportation

Loads will be adequately wetted and then covered with tarps prior to the trucks leaving the Site to prevent dust generation during transportation. The condition of the trucks used to transport the soil/bedrock will be such that no spillage can occur from holes or other openings in cargo compartments. As mentioned above, the trucks will be cleaned of any spilled soil/bedrock prior to leaving the Site to prevent the spreading of soil and subsequent dust generation.

If necessary, wet sweeping or a vehicle equipped with a HEPA filter vacuum device shall be used to remove any track-out of soil onto paved public truck access roads. This shall be performed as needed to minimize track-out and dust generation.

4.4.6 Shipment Documentation

The necessary documents, such as the truck weigh tags and/or waste manifest forms, must be completed and accompany the driver to the landfill. The following information shall be documented and retained by the Property Owner:

- Project name and address;
- Analytical results for transported soil;
- Dates(s) of transportation;
- Location of facility where soil was transported;
- Total amount of soil transported; and
- Copy of the manifest.

Pursuant to 49 CFR 172.500, the U.S. DOT does not presently require placarding on transport vehicles for hazardous materials (such as asbestos wastes), which are classed as "Other Regulated Material" (ORM).

Pursuant to 49 CFR 172.301, the proper DOT shipping name and identification number (e.g., RQ, Asbestos, 9, NA2212, III) must appear on all hazardous material containers of 110 gallons or less capacity.

4.5 DECONTAMINATION

4.5.1 Work Area

Any NOA-containing soil/bedrock spilled or tracked in or outside the work area should be cleaned up (wet sweeping, shoveling, etc.) and either placed beneath the indicator fencing or off-hauled for disposal. Control procedures should be implemented during decontamination activities to prevent dust generation. The NOA Contractor shall provide potable water and wasting facilities for field personnel. The support area will be established prior to the initiation of NOA intrusive work.

VAN DORN ABED LANDSCAPE ARCHITECTS INC.

81 14th Street, San Francisco, CA 94103 ph 415.864.1921 fx 415.864.4796 valainc.com

TO: Chamberlain Group

RE: Response to WELO comments received via email (See below)

Highland Estates, Lot 10

DATE: March 17, 2017

RE: LANDSCAPE PLAN CHECK WELO COMMENTS

FROM: S. Murphy & Associates/Landscape Architects, #2177
DATE: January 6, 2017

RESUBMITTAL
MAR 27 2017
San Mateo County
Building Inspection

PROJECT: HIGHLANDS ESTATES (Lot 10)
BLDG 2016-00158-Lot 10

General Comment:

On the Planting Legend, Sheet L2.1, there is a total of 54 trees proposed for development, (I assume for all 7 lots.) For lots 9-11, a total of 6 per lot, or 18 trees are proposed. So for the remaining 4 lots would assume that 9-10 trees are proposed for each lot. To even this out, and looking at the sizes of the lots, would suggest adding an additional 3 trees to each of these larger Lots #9-#11.

Response:

No additional trees will be added at this time.

LANDSCAPE RECOMMENDATIONS/REQUIREMENTS TO ADDRESS WELO REQUIREMENTS:

Comment:

1) ***REQUIREMENT**-- Trees must be of a native species per Condition 4.h and 492.6(1)(A) Landscape Design Plan. Please change Laurus nobilis (small 20' tall accent tree native to S. Europe) to Quercus agrifolia, California native as originally suggested. If LA wants to keep a native tree, would suggest the Umbellularia Californica-which is the native Laurel to California.*

Response:

Laurus nobilis has been replaced with 24" box size Myrica californica which is native and comparable in size to the Laurus. Owner prefers to keep the new oak trees to the side and rear yards of the homes and not use them in the front yards.

Comment:

2) *Add jute mesh detail and indicate planting both trees, shrubs, & 4" pots of Carex groundcover. Detail was not added, just a call-out that "all slopes to have jute mesh". County Civil review had requested (April 25 letter) that "all slopes or disturbed bare earth areas to use seeding and/or mulching and the following, as needed: anchored erosion control blankets or fabric/netting." Landscape Architect and Civil to coordinate and indicate exactly what will be used and where. Show on both landscape and civil plans.*

Response:

Planting per planting plans, sheets L2.0, L2.1. 4" pots of Carex groundcover not required. All erosion control plans and details per BKF Engineers. BKF has indicated and specified erosion control mats for all disturbed slopes on their plans and has provided all erosion control details, see Sheets C9.50-C9.60. Hydroseed mix & application provided on sheet C9.60, note 19.

As a matter of practice scope is not duplicated between disciplines. For graphic clarity, erosion control is not shown on the Landscape Plans. They are separate plans and erosion control measures shall be installed prior to any landscaping. Erosion control notes have been added to Sheet L2.0 referencing BKFs plans.

Comment:

3) *Sheets 2.1-Plant Legend, 4.0 & 4.1-Irrigation Plans and Legend, and L4.2—Hydrozone Plans and Water*

Calculations---- My analysis of these sheets indicate the following:

A) *Now that property line is clearly marked, it appears for the record that Lot #10 has less square footage than I had originally thought. Lot #10 is within the accepted WELO requirements.*

Response:

Noted.

Comment:

4) ***REQUIREMENT**--Landscape Irrigation Audits—Add note: As per WELO section 492.12: (1) the project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule. Cannot find this note on any plans. ADD NOTE to plans.*

Response:

Added landscape irrigation audit note as requested. See L4.0 & L4.2

Comment:

5) *Add hydroseed mixture specs on Landscape Plans as well as adding notes referring to exact Civil Plan Sheets. Indicate how hydroseeding is to be watered during plant*

establishment period. ***REQUIREMENT****—Adhere to Section 492.6 (3) Soil Preparation, Mulch and Amendments.*

Response:

Hydroseed mix, application and watering provided on sheet C9.60, note 19.

See L5.1 for Soil Preparation, Mulch and Amendments per Section 492.6 (3)

Comment:

6) Since no planting or irrigation is allowed (as per LA notes) under existing trees to be preserved and protected, ADD note as to what is the exact groundcover treatment under these trees.

Response:

Note added. See Existing Oak Tree Notes, sheet L2.0

Comment:

7) There is a ***TOTAL of only 6 trees*** *indicated on this lot. Sheet L2.1 Legend is confusing as it says a total of*
54 trees which is INCORRECT.

Response:

The planting legend (sheet L2.1) show the total quantities, species, and sizes for Lots 5-11, as requested by the County. Planting plan, L2.0 indicate specific quantities & sizes of each plant per lot. A note has been added to the planting legend for clarity.

Comment:

8) How does the 6' tall wood fence go through the 6' tall concrete retaining wall on north side adjacent to garage? This wall is 10' tall about 15 feet farther northwest, which is very tall for a retaining wall.

Response:

Not a part of WELO review. Fence steps at retaining wall, it does not go through it. County and owner/builder are aware of this condition.

Comment:

9) There is a very large existing Oak tree that overhangs the existing entry road adjacent to Lot #10.
Please add notes to the Tree Protection Plan that NO trimming or cutting of this existing Oak is permitted without the presence of the County appointed Arborist or landscape representative,

not the developer's arborist.

Response:

Note added to sheet L1.0

CONDITIONS

1. County arborist or County representative to field check that all proposed driplines of trees to be preserved are in the areas outside this fence. If not, applicant to field adjust fencing to County's request.

2. As per WELO, under Grading Design Plan: "Avoid soil compaction in existing and proposed landscaped areas." All equipment or stockpiling should be located away from all proposed landscaping to reduce compaction.

Response: Note added, see C10.60, note 54.

Jack- LANDSCAPE RESPONSE LETTER TO CAMILLE'S COMMENTS RECV'D 3.1.17

VAN DORN ABED LANDSCAPE ARCHITE

81 14th Street, San Francisco, CA 94103 ph 415.864.1921 fx 415.864.4

TO: Chamberlain Group

RE: Landscape responses to County comments received

Highland Estates, Lots 9, 10 ,11

DATE: March 17, 2017

Date: April 25, 2016 **(Revised – 3/1/17)**

Re: Planning Comments on Lots 9-11

From: Camille Leung, Senior Planner

BLD2016-00158 – Lot 10

BLD2016-00159 – Lot 11

BLD2016-00160 – Lot 9

RESUBMITTAL
MAR 27 2017
County
Building Inspection

~~Landscape – All Lots:~~

1. Address all WELO Comments

Response:

Revised plans & response letters provided (dated 3.17.17) responding to WELO review comments.

Requirements of Final – All Lots:

1. Grading final
2. Landscaping/Planting photos
3. Stabilized slopes
4. Colors and Materials verification
5. O&M Agreements a.
   All Lots
   b. Shared Storm Drainage Outfall for Lots 9 and 10 on Lot 9 c.
   Shared planter for Lots 7 and 8 on Lot 8

6. Deed restrictions for Lots 5- 11 a.
   Condition 4u, 9, 34, 39,
7. WELO
   a. Landscape Certification Form
   b. Certification of Completion Form

Response:

Upon completion of landscape installation, items 2 & 7a & b will be provided.

Landscape, Lot 11:

Missing (3) 15-gallon replacement trees at the back of the house

Response:

(4) 15- gallon replacement trees added to back of house.

THE
CHAMBERLAIN GROUP

March 21, 2017

Camille Leung
Senior Planner
Planning and Building Department, 2nd Floor
455 County Government Center
Redwood City, CA 94063

Re: The Highlands Lots 5 thru !!

Camille,

At your request, I had the Project Geotechnical Consultant prepare an Asbestos Testing and Treatment Program with remedies in the event tat we actually encounter any of the material during our grading operations. Two copies are provided for your use.

I trust that this will meet with your satisfaction.

Cordially,

Jack Chamberlain
Ticonderoga Partners LLC

655 SKY WAY, SUITE 230 ■ SAN CARLOS, CA 94070
TELEPHONE: 650 / 595-5582 ■ FAX: 650-595-5066

Camille Leung

From: Camille Leung
Sent: Friday, April 21, 2017 11:56 AM
To: Planning_Planning
Cc: suzette murphy
Subject: Suzette here on Monday to pick up plans

Hi Planners,

Anyone have plans for Suzette? She will be here on Monday to pick up. Please remember to log it in and prepare transmittal memo (see WELO folder on shared drive).

Thank you!

From: suzette murphy [mailto:scmurphy12@gmail.com]
Sent: Friday, April 21, 2017 11:34 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Highlands Estates

Camille,
The following Highlands Estates Lots 9-11, stamp dated March 27, 2017 are now (after 3 submittals/reviews) WELO compliant.

Lot 9: BLDG 2016-00160
Lot 10: 2016-00158
Lot 11: 2016-00159

I can return them on Monday and pick up any other plans that anyone may have. I will try to arrive right around 11:30AM.

Please pass the word, that I will be there on Monday and for the planners to prepare whatever plans they can give me.

thank you and have a great weekend!!
Suzette

On Fri, Apr 21, 2017 at 10:59 AM, Camille Leung <cleung@smcgov.org> wrote:

> Hi Suzette,
>
> Yes that would be great. Can you send me a memo with the 3 case numbers saying that these have passed review, as proposed on plans dated ___, etc.
>
> I have plans for you for 175 Glen Aulin. Will you be sending plans or dropping them off? Should I wait or just send the new plans?

Camille Leung

From: Camille Leung
Sent: Wednesday, May 17, 2017 2:07 PM
To: 'Ralph Osterling'
Cc: Chamberlain Jack; Haga Roland; Fred; Chamberlain Noel
Subject: RE: Tree report, Highlands lots 9, 10, 11

Hi All,

I met with Ralph this afternoon. Regarding Ralph's request to do vegetation clearing work for fire prevention, we discussed that the biologist did not pass along biologist reports to me, which are required by the biological mitigation measures. All clearing work should cease until reports are provided and authorization is granted by the County. I further recommended that unless the work is critical, work should take place closer to the time of construction.

Regarding the County's request per my 3/30/17 comment letter on the BLD permits for Lots 9-11 for an arborist's/forester's analysis of work (grading and structures) within tree driplines, I discussed that I need a tree-by-tree evaluation for all trees in which work within driplines will take place with an evaluation of how the work will impact each tree. He should reference the most current civil grading plans to see which trees have work proposed within the driplines.

He will provid these documents.

Thanks

From: Ralph Osterling [mailto:ralph@ralphosterling.com]
Sent: Tuesday, May 16, 2017 3:28 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Haga Roland <RHAGA@BKF.com>; Fred <fredh@nexgenbuilders.com>; Chamberlain Noel <noel@nexgenbuilders.com>
Subject: Re: Tree report, Highlands lots 9, 10, 11

Camille I will see you at the counter at 1:00 PM tomorrow. Thanks
RO

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax

Chamberlain Neighbor Mtg.

5/19/17
Alicia — Highland Comm. Assoc.
Sam M.
Sam Merzado
Chris Missner
Deke + Corrine
Mark

Lot 11 → Move closer to Street @ 20' setback

OK with 10' shift.

Lots 1-4 : Lighting Plan ✓ Sent 5/24/17

- garage size ✓ 5/24/17 Sent

- Minor Mod for garages online ✓

DPW involvement in Traffic Mgmt Plan

ABBOTT &
KINDERMANN, INC.
ATTORNEYS AT LAW

May 26, 2017

Via Email to: smonowitz@smcgov.org and tfox@smcgov.org

Mr. Steve Monowitz
Community Development Director
San Mateo County Planning and Building Dept.
455 County Center, Second Floor
Redwood City, California 94063

Re: Public Records Act Request

Dear Mr. Monowitz:

Pursuant to the California Public Records Act (Government Code section 6250 *et seq.*), I am requesting copies of the following public records:

> Any and all documents (including, but not limited to any written material, facsimile, e-mail, photograph, map, data, report, videotape, audiotape, note of telephone call or meeting, factual or legal analyses, and any and all correspondence and memoranda in any written form) relating to the Highlands Project (PLN2006-00357), sent, received or dated on or after March 6, 2017, including, but not limited to any approval, action or decision on any related permit, modification or other similar approval, action or decision.

Pursuant to Government Code section 6253(b), the copies are to be exact copies unless it is impractical to do so.

Pursuant to Government Code section 6253(b), the County may charge the "direct costs" of making the copies. Please send an invoice to our office for any such expenses. In the event that the County requires a deposit, please fax or email to me the County's adopted procedures for deposits and for charging for copies under the Public Records Act along with the requested deposit.

If the County is unable to have all copies available within 10 calendar days of the date of the receipt of this request, please notify me with the reasons for the need for an extension and an estimated date and time when the records will be made available. (Government Code, § 6253(c).)

If the County denies this request, or any portion thereof, please advise me in writing of the basis for the denial, and in conformance with Government Code section 6253(d), the name and title of the person making the denial.

Please notify me if the response to this request may include one or more large documents over 50 pages in length.

If you have any questions about the scope of this request, please do not hesitate to contact me for further clarification.

Thank you in advance for your cooperation.

Sincerely,

Daniel S. Cucchi
dcucchi@aklandlaw.com

DSC/pa

Water Boards Storm Water Multiple Application & Report Tracking System

Help Logout

You are logged-in as: **Noel Chamberlain - Edgewood Canyon Partners LLC.**
If this account does not belong to you, please log out.

Navigate To:

Certification

The application is organized into different tabs. Please complete all applicable tabs before submitting the form. If you want to complete the application at a later time, please click on "Save & Exit".

WDID/App ID:	2 41C379709 - 485991	**Owner:**	Highlands Estates 1 llc	**Certified Date:**	06/06/2017
Status:	Submitted to Water Board		225 Demeter Street East Palo Alto, Ca CA 94303	**Processed Date:**	05/04/2017
Order No:	2009-0009-DWQ	**Site:**	Highlands Estates 1 llc	**NOT Effective Date:**	
Permit Type:	Construction - NOI		2127-2161 Ticonderoga Drive San Mateo CA 94401	**Previous ID:**	-

Owner Info Developer Info Site Info Risk Addl. Site Info Post Construction Billing Info Attachments Certification Reports Inspections Print Status History Linked Users NOTs COIs

The application was successfully received by the State Water Resources Control Board.

SWRCB Application No.	SA485991
Permit Type:	Construction
Submission/Certify Date	06/06/2017
Certifier Name	Noel Chamberlain
Certifier Title	Project Manager

Please print out this screen as proof of certification. The confirmation details was also email to the address on file

Download Copy of Record

Pay By Check Or **Pay By Electronic Fund Transfer**

Fields marked with * are mandatory fields.

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BKF
ENGINEERS
SURVEYORS
PLANNERS

June 22, 2017

Mr. Jack Chamberlain
Chamberlain Group
655 Sky Way Drive, Suite 230
San Carlos, CA 94070

Subject: Highland Estates, Lots 9-11, San Mateo
BKF Response to County Planning Department Setback Comments

Dear Jack:

Per your additional lot setback comments received for Lots 9 - 11 form Camille Leung at San Mateo County Planning and Building Department, BKF has prepared the following responses indicated in **bold** text as a response to Camille Leung comments in an email dated 6/20/17:

1. The shift in the house on Lot 11 is actually 6.2 feet to the left not 10 feet. Please confirm.

The following are the current Lot 11 house setbacks:
Front setback = 61.3 feet
Rear setback = 29.2 feet
Left setback = 64.9 feet
Right setback = 29.2 feet (to no-build area)

The proposed house on Lot 11 was moved slightly to the north from the previous plan location, during the design process and dealing with increasing the setback to deal with a soils/geotechnical issues along the south side of the project. The shift in the house on Lot 11 is 9.1 feet when compared to the approved left side setback. The house footprint is still within the allowable building envelope as dictated by Zone R-1/S-8 setback requirements and is substantial conformance with the approved Vesting Tentative Map.

2. The fire turnaround rationale for changing the footprint for Lot 9 makes sense as the house gets further away from the turnaround area by almost 8 feet.

Yes, the Fire Department dedicated the revisions to the Fire Truck turnaround for lots 9 and 10. Even though the Lot 9 house footprint was moved approximately 8 feet, the house on lot 9 is still within the allowable building envelope as dictated by Zone R-1/S-8 setback requirements and is substantial conformance with the approved Vesting Tentative Map.

3. For Lot 10, the house gets closer to the turnaround area by 1.4 feet. What is the rationale for this? There are also subtle shifts in all the setbacks (see word document attached), please explain:

Lot 10 house setbacks are directly related to the revisions to the Fire Truck turnaround and Lot 10 House floor plans revisions by the architect to address County Planning and Building comments. Architectural revisions to the Lot 10 house footprint resulted in new dimensions associated setbacks and dimensions to property lines. The Lot 10 house footprint is still within the allowable building envelope as dictated by Zone R-1/S-8

255 Shoreline Drive
Suite 200
Redwood City
California 94065
phone 650.482.6300
fax 650.48.6399
www.bkf.com

setback requirements and is substantial conformance with the approved Vesting Tentative Map.

In addition to the above response to the latest comments, BKF understands Condition of Approval Item number 5, that there has been ongoing correspondence between San Mateo County Planning Department staff and the neighbors in regards to various items associated with Condition of Approval No. 5, which states:

> *"The following conditions of approval document points of discussion among the County, the applicant and neighborhood groups" we have to work with the neighborhood groups:_This project will be implemented as proposed, mitigated, conditions, and approved by the Board of Supervisors, regarding parcel size and configuration, home sizes, home locations, architectural design, style and color, materials, height and foundation design".*

It is important to understand the project was approved with a rezoning from existing RM Zone to R-1/S-8 zoning on lots 1 through 11, these zoning codes provided for specific setbacks for front, side and rear setbacks as well a maximum height allowed. The approved Vesting Tentative Map for the Highlands Estate project including site plans for the all 11 lots, however, that did not include specific dimensions as to the location of the homes, the preliminary site plans showed the relationship of the homes to the allowable setbacks only and Architectural plans showed floor plans and front elevation for each of the proposed homes. Specific dimension came about as part of the original submittal for building permits, in this case especially, for lots 5 through 11. Many of the questions about buildings dimensions to property line and building setbacks as well heights has been part of the plan check response to Planning, Building and Public Works comments as well geotechnical comments in their review of the project plans, to date. It is important remember that final design is a fluid process and is based on working with County Planning, Building, and Fire Department staff resulting in architectural revisions to the house footprint and resulting changes to the dimensions associated property and setbacks. Please all of the houses proposed on lots 5 through 11 are still within the allowable building envelope and heights allowable by Zone R-1/S-8 setback requirements and is substantial conformance with the approved Vesting Tentative Map.

In addition, BKF had addressed all comments from San Mateo County Planning, Building and Fire Pubic Departments (County), within our BKF plan submittal dated August 16, 2016, based on comments received from the County on April 25, 2016. Due to one outstanding grading issue, the revised plans and response comments were not accepted by Camille Leung at San Mateo County Planning Department, and not circulated to the appropriate County Departments for their review. Regardless of what issue remains to be resolved, BKF does not understand why the revised plans and response comments have been circulated for review of all other Departments. Recently, the project resubmitted the revised plans and response comments dated May 30, 2017 to address **April 25, 2016** San Mateo County Plan Check Comments. It is our understanding

through you, Camille Leung, San Mateo County Planning, again refused to accept the revised plans and response comments. Not having update plan check review leaves many unresolved issues and creates multiple new comments that may already have been address by the team through this plan check process. It is our opinion this is not an acceptable way to process building permits and it does seem acceptable to hold up the plan review process, and create confusion because of just one issue, when all other issues and items can be address and put to rest.

Again the project team is formulating a response to Camille Leung issue on grading on lots 5 through 8 and we are planning on meeting with County Staff in the near future to deal with that grading quantity issue and as wells other issues that effect the grading quantities. Should you have any questions, comments or need further clarification regarding the responses to your additional plan review comments in this letter, please contact me at (650) 482-6407.

Sincerely,
BKF Engineers

Roland Haga, PE
Vice-President

Email Chain Fire Turnaround
Lots 9 & 10

Roland Haga

From: Jonathan Tang
Sent: Wednesday, July 05, 2017 3:19 PM
To: 'JTUTTLEC@aol.com' (JTUTTLEC@aol.com); Roland Haga
Subject: FW: Final Map Requirements for Lots 5-11 of Chamberlain Development

Jack,

Please see email below from Camille regarding comment about the fire truck turnaround length between lots 9 and 10 being 120 feet minimum.

Jonathan

JONATHAN TANG, PE | Project Manager
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
d 650.482.6306

-----Original Message-----
From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, July 27, 2015 3:16 PM
To: Roland Haga <RHAGA@BKF.com>; Diana Shu <dshu@smcgov.org>
Cc: Jack Chamberlain (jtuttlec@aol.com) <jtuttlec@aol.com>; Jonathan Tang <jtang@BKF.com>; Michael Deleon <mdeleon@bkf.com>; Mark Mondragon <Mark.Mondragon@fire.ca.gov>; ramores@fire.ca.gov
Subject: Final Map Requirements for Lots 5-11 of Chamberlain Development

Regarding #3, per my email of 2/20/15, top of T length needs to be 120-feet minimum and cannot include driveways (see below). Please let me know if another decision was reached between you and Fire.

Hi Jack and Roland,

I spoke with Mark Mondragon and Randy Amores with Cal Fire. They will need the T for Lots 9 and 10 to follow the required length as stated in the condition of 120-feet. The full area of the T needs to be covered by an easement (and cannot include driveways). Also, the curb on the street will need to be painted red.

Please make these corrections to the final map.

Thank you!

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

Please help us to serve you better and take a moment to complete our survey, just click on the link below:
http://planning.smcgov.org/webforms/san-mateo-county-planning-and-building-engagement-survey

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>>> Camille Leung 7/27/2015 3:09 PM >>>
Hi Roland,

Here are my comments on the Final Map for Lots 5 through 11:

1. Please re-check dimensions of no-build area on Lot 11. The approved plans show that it is about 46' wide at the bottom and 40" wide at the top.
2. Please update all Conservation Easement notes to reference recorded easement (DOC No. 2013-040797), not Sections of County Ordinance Code or other recorded documents (what is 2008-027480) as is currently.
3. Do you have documentation that Fire approved on EVAE?

Condition of Approval still not met:
- Condition 16 - In lieu park fee: Need to complete prior to Final Map Sign-off for Lots 5-11

Thanks

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

Please help us to serve you better and take a moment to complete our survey, just click on the link below:
http://planning.smcgov.org/webforms/san-mateo-county-planning-and-building-engagement-survey

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>>> Camille Leung 7/24/2015 11:23 AM >>>
Thanks Roland. I'll look at this early next week and get you my comments on the Final Map, before you give it back to Chris Vandrey.

Thanks

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

Please help us to serve you better and take a moment to complete our survey, just click on the link below:
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>>> Roland Haga <RHAGA@BKF.com> 7/24/2015 10:50 AM >>>
Camille,

Attached are the updated Word document associated with the O & M agreements for lots 1, 2, 3 and 4. We are currently working on revsiong the exhibits and we forward those to you next week while you do a final review of the written portion of the O & M agreements.

Roland Haga

[cid:image007.gif@01D00899.C7BB6530]

roland Haga, pe, PLS, Leed(r)AP
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Delivering Inspired Infrastructure

From: Michael Deleon
Sent: Friday, July 24, 2015 10:09 AM
To: Roland Haga
Cc: Jonathan Tang
Subject: Highland Estates - Lots 1 thru 4 Stormwater O&M Word Documents

Roland,

See attached. Please let me know if you need anything else. Thanks.

[cid:image007.gif@01D00899.C7BB6530]

Michael DeLeon, PE, LEED(r) ap | Project Engineer BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065

d 650.482.6417
mdeleon@bkf.com<mailto:mdeleon@bkf.com>
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[cid:image002.png@01CF6A07.51E940B0]<http://www.linkedin.com/company/bkf-engineers> [cid:image003.png@01CF6A07.51E940B0] <https://www.facebook.com/BKFengineering> [cid:image004.png@01CF6A07.51E940B0] <https://plus.google.com/+BkfEngineering/videos> [cid:image005.png@01CF6A07.51E940B0] <https://twitter.com/BKF_Engineers>

Delivering Inspired Infrastructure

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Exhibits ⇒ track time contract | Exh → | → Draft Memo to Pine from S.M.

Camille Leung

Approved site plan/elev.
Current " / "

From: Steve Monowitz
Sent: Tuesday, July 18, 2017 11:09 AM
To: Camille Leung
Cc: John Nibbelin
Subject: RE: Follow up for meeting on compliance with Board of Supervisors legislation, rules, and specifications for PLN2006-00357

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks, Camille. Can you also please get back to me about the documents requested by Sam Naifeh ASAP (see item 4 is Supervisor Pine's message below)? Another thing we should try to resolve ASAP is the contract issue. Do we have a template that we can get to Chamberlain? If you can help us take are of these things, John and I can meet without you Friday.
Thanks,
Steve

From: Camille Leung
Sent: Tuesday, July 18, 2017 10:18 AM
To: Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: Follow up for meeting on compliance with Board of Supervisors legislation, rules, and specifications for PLN2006-00357

Yes I can work on this and send you something by end of day Thursday, but I'm off this Friday. Can we meet another time?

From: Steve Monowitz
Sent: Tuesday, July 18, 2017 10:14 AM
To: Camille Leung <cleung@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>
Subject: FW: Follow up for meeting on compliance with Board of Supervisors legislation, rules, and specifications for PLN2006-00357

Hi Camille and John,
The meeting Janneth scheduled for Friday is about Chamberlain, not Big Wave. In the meantime, we should get going on the write-up/exhibits regarding home size that Supervisor Pine has requested by the end of the week. Camille, can you please draft a short summary of the basis under which we concluded that there is no change, and work with Richard and/or Ami on some exhibits (e.g. good copies of the elevations that were in the EIR and staff report for the lots at issue)?
Thanks,
Steve

From: Dave Pine
Sent: Tuesday, July 18, 2017 9:57 AM
To: David Burruto <DBurruto@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Peggy Jensen <pjensen@smcgov.org>
Cc: John Beiers <jbeiers@smcgov.org>

Subject: Fwd: Follow up for meeting on compliance with Board of Supervisors legislation, rules, and specifications for PLN2006-00357

Please review the email below from Sam Naifeh and get back to me with your thoughts.

A couple of specific requests:

1) We are going to need to prepare a concise and understandable written statement of our position on the home size. John N./Steve, can you put something together this week for me to review?

2) Should we send this statement to the Highlands group in advance of the meeting? My instinct is no. What do others think? One thing for sure we will need to distribute it widely after the meeting.

3) David, please send an email to all of us summarizing your findings from reviewing the BoS meeting. That will be helpful in preparing our written statement.

4) We should provide Sam with as many of the documents he requested as soon as we can. Steve, please let me know which documents we can provide.

5) I would like to bring Peggy Jensen into the loop on this given that she is a resident of the Highlands and will bring a fresh pair of eyes to the matter. I have copied her on this email. David, please meet with Peggy and bring her up to speed. In particular, I will be interested in her reaction to the house size issue.

Dave

Sent from my iPhone

Begin forwarded message:

> **From:** Sam Naifeh <samnaifeh@sbcglobal.net>
> **Date:** July 18, 2017 at 2:13:15 AM EDT
> **To:** Dave Pine <dpine@smcgov.org>
> **Cc:** Liesje Nicolas <liesjenicolas@gmail.com>, Liesje Nicolas <highlandscapresident@gmail.com>, "alanpalter@gmail.com" <alanpalter@gmail.com>, Catherine Palter <cpalter@stanford.edu>, Lennie Roberts <lennie@darwin.ptvy.ca.us>, Jane Knapel <jknapel@sbcglobal.net>, Pamela Merkadeau <pamela@merkadeau.com>, Rick Priola <hcapres@gmail.com>, Randy Torrijos <rtorrijos@smcgov.org>, "d.cbrown@comcast.net" <d.cbrown@comcast.net>, Chris Misner <chrismisner@yahoo.com>, Mark Luechtefeld <mluechtefeld@gmail.com>, "dm94402@gmail.com" <dm94402@gmail.com>, Steve Monowitz <smonowitz@smcgov.org>, David Burruto <DBurruto@smcgov.org>
> **Subject: Re: Follow up for meeting on compliance with Board of Supervisors legislation, rules, and specifications for PLN2006-00357**
> **Reply-To:** Sam Naifeh <samnaifeh@sbcglobal.net>
>
> Dear Dave
>
> As we discussed in our meeting of June 28th with you, the two most urgent issues of non-compliance with the project's Conditions of Approval were documented and given to you when we met with you (attached). Neighbors

asked that you as our District One supervisor immediately investigate and ensure this project's compliance with the Board of Supervisors conditions of approval. For our report to the community, please send us your findings or actions taken based on the specific information, including modification of approved house size, provided to you by community representatives.

You asked in the course of our discussion at the meeting that we send you some of the additional examples of previously requested information or project compliance with the conditions of approval in addition to what you took away from the meeting.

Additional examples:

We have not yet received a copy of the title insurance policy for the conservation easement on the recorded property description filed for this project.

One of the critical issues with the approval centered on significant limits of development on the unstable hillsides vulnerable to water flows and earthquake.

As you can see from letters to Board members from the community that were hand delivered to you, neighbors here are most concerned about any modification being made that deviates from the specific, necessary, careful, and comprehensive due process, which resulted in project approval.

You directly witnessed the recent landslide in the Highlands open space area that affected County infrastructure this winter; it provided a reminder of what residents here are long familiar with about the unstable hillside areas here.

Our serious concerns about unstable hillside development here were tragically validated when a large retaining wall on Polhemus Road was approved by the County and failed four months after its construction in December 1996. This tragic incident drew in both San Mateo and San Francisco County Departments of Pubic Works, as the major water supply from Hetch Hetchy reservoir flowed under Polhemus Road. The County hired the internationally recognized geotechnical engineering firm Cotton, Shires & Associates for evaluation and repair of the landslide.

With our serious concerns about Chamberlain proposals, we brought in Cotton Shires & Associates on the Chamberlain project proposals, especially because of their geotechnical engineering and geological expertise and detailed familiarity with the Highlands-Baywood Park area. Cotton, Shires & Associates provided overall input for the Chamberlain project conditions of approval and were credited in the Staff Supplemental Report dated February

10, 2010 with the County's specific addition of conditions of approval to the Planning and Building Department Geotechnical Section on this project.

We have asked for Cotton Shires & Associates review of compliance with the Geotechnical conditions of approval and of any changes proposed. Our request includes their evaluation of the effectiveness of the mitigations protecting the drainage into the conservation easement adjacent to lots 1-4. Effectiveness of hydrological mitigations for this project's drainage have become more pressing since this past winter's rainstorms. We have asked for geotechnical information in relation to the conditions of approval on this project.

Examples of geotechnical considerations have included concerns that Lot 9 excavation could potentially undermine a portion of the existing fill and create stability problems across a property line.; Lot 10 involving a disturbance of this area beyond the parcel boundary; and viable position for a house site on Lot 11 house being very limited. Standing at the lot 11 area of the property, it should be evident that low bowl-shaped areas are located both north and south of the house site. These areas reflect active drainages and potentially unstable slopes. In evaluating the approved placement it was noted that fill placement was at the time depicted beyond the southern parcel boundary into one of these low areas—this aspect of project grading may not be acceptable from a geotechnical perspective.

We are still waiting to receive electronic copies of the geotechnical and geological information and any related reports prepared by the County.

Plans to be authorized as compliant with the conditions of approval should also have been evaluated by County geotechnical engineering staff to confirm adequacy, the Planning and Building Department, and Department of Public Works on this project. We have requested those reports as well.

We have requested documented confirmation and dates of Condition of Approval 4.k. Mitigation Measure BIO-5c, Condition of Approval 34, and Condition of Approval 6. a. and b. for completed work. Also requested were official County reports evaluating traffic safeguards during construction and the safety condition after construction with homes on Ticonderoga Drive.

We'll coordinate with the neighbors on the proposed meeting dates and place. Corrin Brown will get in touch with you in follow up on arrangements for the next meeting.

We look forward to meeting with you

Sam

From: Dave Pine <dpine@smcgov.org>
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: Liesje Nicolas <liesjenicolas@gmail.com>; Liesje Nicolas <highlandscapresident@gmail.com>; "alanpalter@gmail.com" <alanpalter@gmail.com>; Catherine Palter <cpalter@stanford.edu>; Lennie Roberts <lennie@darwin.ptvy.ca.us>; Jane Knapel <jknapel@sbcglobal.net>; Pamela Merkadeau <pamela@merkadeau.com>; Rick Priola <hcapres@gmail.com>; Randy Torrijos <rtorrijos@smcgov.org>; "d.cbrown@comcast.net" <d.cbrown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; "dm94402@gmail.com" <dm94402@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; David Burruto <DBurruto@smcgov.org>
Sent: Monday, July 17, 2017 8:00 PM
Subject: Follow-up Meeting on Chamberlain Homes

Since our meeting on June 28th, I have been meeting with County staff to review the following issues pertaining to the construction of the remaining seven Chamberlain homes:

- Monitoring and reporting of mitigation measures
- The size of the homes
- Grading of lots 5, 6, 7 & 8 on Ticonderoga Drive
- Certain siting and construction modifications proposed by the developer for lots 9 & 10 on Cobblehill Place and Lot 11 on Cowpens Way that the Planning Department has informed me of.

I would like to meet with you again to discuss the above on August 7th, 8th or 9th. I would suggest we meet at 7:30 pm in the Highlands Recreation Center's Recreation Center Multi-Purpose Room. Staff will attend as well so that all of your questions can be comprehensively addressed.

Please let me know which of these three dates would work best for you. In the meantime, please inform me if there are any additional issues that you would like me to research in advance of our meeting.

Regards,

Dave

Dave Pine
Supervisor, District 1
San Mateo County Board of Supervisors
400 County Center, 1st Floor
Redwood City, CA 94063
(650) 363-4571 (w)
(650) 814-3103 (m)
dpine@smcgov.org

ABBOTT &
KINDERMANN, INC.
ATTORNEYS AT LAW

August 18, 2017

Via Electronic Mail

Mr. Steve Monowitz
Community Development Director
San Mateo County Planning and Building Dept.
455 County Center, Second Floor
Redwood City, CA 94063
smonowitz@smcgov.org
tfox@smcgov.org

Re: Public Records Act Request

Dear Mr. Monowitz:

Pursuant to the California Public Records Act (Government Code section 6250 *et seq.*), I am requesting copies of the following public records:

> Any and all documents (including, but not limited to any written material, facsimile, e-mail, photograph, map, data, report, videotape, audiotape, note of telephone call or meeting, factual or legal analyses, and any and all correspondence and memoranda in any written form) relating to the Highlands Project (PLN2006-00357), sent, received or dated on or after June 5, 2017, including, but not limited to any approval, action or decision on any related permit, modification or other similar approval, action or decision.

Pursuant to Government Code section 6253(b), the copies are to be exact copies unless it is impractical to do so.

Pursuant to Government Code section 6253(b), the County may charge the "direct costs" of making the copies. Please send an invoice to our office for any such expenses. In the event that the County requires a deposit, please fax or email to me the County's adopted procedures for deposits and for charging for copies under the Public Records Act along with the requested deposit.

If the County is unable to have all copies available within 10 calendar days of the date of the receipt of this request, please notify me with the reasons for the need for an

extension and an estimated date and time when the records will be made available. (Government Code, § 6253(c).)

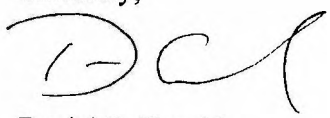
If the County denies this request, or any portion thereof, please advise me in writing of the basis for the denial, and in conformance with Government Code section 6253(d), the name and title of the person making the denial.

Please notify me if the response to this request may include one or more large documents over 50 pages in length.

If you have any questions about the scope of this request, please do not hesitate to contact me for further clarification.

Thank you in advance for your cooperation.

Sincerely,



Daniel S. Cucchi
dcucchi@aklandlaw.com

DSC/pa
Enclosure

HIGHLAND ESTATES LOTS 5 - 11

COLOR SCHEMES

The Chamberlain Group

Highland Estates

4 Lots, San Mateo

Lot 1



Roof



Stucco



Vertical Siding

Fascia / Eaves /
Trim / Wood /Garage

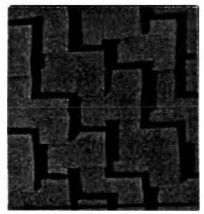


Entry Door / Shutters



Brick Veneer

Lot 2



Roof

Stucco

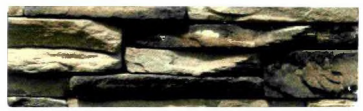
Horizontal Siding



Fascia / Eaves /
Trim / Wood /Garage



Entry Door / Shutters



Stone Veneer

Lot 3



Roof



Stucco



Horizontal Siding



Fascia / Eaves /
Trim/ Wood/Garage



Entry Door / Shutters



Stone Veneer

Lot 4



Roof

Stucco

Vertical Siding



Fascia / Eaves /
Trim / Wood /Garage



Entry Door / Shutters



Brick Veneer

HIGHLAND ESTATES

4 Lots, San Mateo

MATERIAL AND COLOR SCHEDULE

Roof Tile:	Certainteed Presidential Shake
Paint:	Sherwin Williams
Stucco:	Painted (15/20) finish
Stone:	Coronado
Brick:	Coronado

NOTE: GUTTERS TO MATCH FASCIA COLOR & DOWNSPOUTS TO MATCH STUCCO COLOR-TYP.

Lot 1

Roof Tile:	Presidential Shake: Country Gray
Stucco:	SW6148 Wool Skein
Vertical Siding:	SW6145 Thatch Brown
Fascia / Eaves / Trim / Wood /Garage Door:	SW7012 Creamy
Entry Door / Shutters:	SW0017 Calico
Brick:	Special Used Brick: Country

Lot 2

Roof Tile:	Presidential Shake: Charcoal Black
Stucco:	SW7566 Westhighland White
Horizontal Siding:	SW7696 Toasted Pine
Fascia / Eaves / Trim / Wood /Garage Door:	SW6151 Quiver Tan
Entry Door / Shutters:	SW6328 Fireweed
Stone:	Eastern Mountain Ledge: Brookside

Lot 3

Roof Tile:	Presidential Shake: Charcoal Black
Stucco:	SW6105 Divine White
Horizontal Siding:	SW7037 Balanced Beige
Fascia / Eaves / Trim / Wood /Garage Door:	SW7040 Smokehouse
Entry Door / Shutters:	SW7069 Iron Ore
Stone:	Eastern Mountain Ledge: Madison Cty

Lot 4

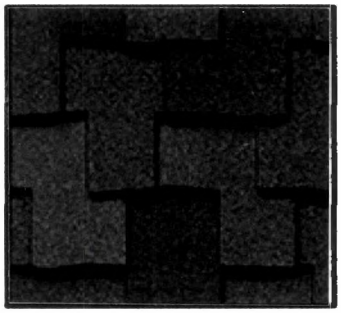
Roof Tile:	Presidential Shake: Charcoal Black
Stucco:	SW7552 Bauhaus Buff
Vertical Siding:	SW7738 Cargo Pants
Fascia / Eaves / Trim/ Wood / Garage Door:	SW7005 Pure White
Entry Door / Shutters:	SW7705 Wheat Penny
Brick:	Special Used Brick: Eagle Buff

THE CHAMBERLAIN GROUP

Highland Estates

Lot 5

Roof:	Certainteed Presidential – Autumn Blend
Stucco:	Sherwin Williams – SW7542 Nature!
Fascia / Eaves/ Trim / Posts / Railings:	Sherwin Wililams – SW2806 Rookwood Brown
Board & Batten (Vertical Siding) / Garage:	SW7737 Meadow Trail
Horizontal Siding:	SW6143 Basket Beige
Shingle Siding:	SW7744 Zeus
Entry Door:	SW6006 Black Bean
Stone:	Coronado Stone – Old World Ledge | Bonanza



Roof



Stucco



Stone



Fascia / Eaves / Trim / Posts / Railings



Board & Batten (Vertical Siding) / Garage Door



Horizontal Siding



Shingle Siding



Entry Door

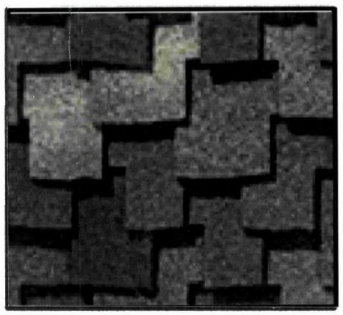
Mark Gross & Associates, Inc.
MGA

THE CHAMBERLAIN GROUP

Highland Estates

Lot 6

Roof:	Certainteed Presidential – Country Gray
Stucco:	Sherwin Williams – SW6169 Sedate Gray
Fascia / Eaves/ Trim / Posts / Railings / Garage:	Sherwin Wililams – SW7005 Pure White
Horizontal Siding:	Sherwin Williams – SW7621 Silvermist
Entry Door / Shutters:	Sherwin Williams – SW7020 Black Fox
Brick:	Coronado – Special Used | Rustic Blend



Roof



Stucco



Brick

Fascia / Eaves / Trim / Posts / Railings / Garage



Horizontal Siding



Entry Door / Shutters

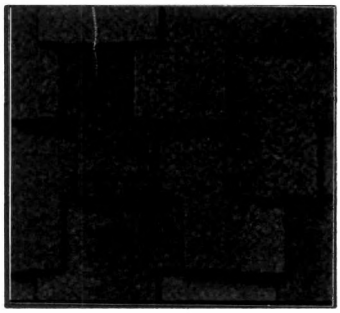
Mark Gross & Associates, Inc.
8880 Research Drive, Irvine, California 92618
(949) 387-5800 Fax (949) 387-5809
MGA

THE CHAMBERLAIN GROUP

Highland Estates

Lot 7

Roof:	Certainteed Presidential – Shadow Gray
Stucco:	Sherwin Williams – SW7029 Agreeable Gray
Fascia / Eaves/ Trim / Posts / Railings:	Sherwin Wililams – SW7626 Zurich White
Board & Batten (Vertical Siding) / Garage:	Sherwin Williams – SW7060 Altitude Gray
Horizontal Siding:	Sherwin Williams – SW7065 Argos
Shingle Siding:	Sherwin Williams – SW7066 Gray Matters
Entry Door:	Sherwin Williams – SW7069 Iron Ore
Stone:	Coronado – Canyon Ledge | Cape Cod Gray



Roof



Stucco



Stone

Fascia / Eaves / Trim / Posts / Railings



Board & Batten (Vertical Siding) / Garage Door

Horizontal Siding



Shingle Siding



Entry Door

Mark Gross & Associates, Inc.
8881 Research Drive, Irvine, California 92618
(949) 387-3980 Fax (949) 387-3988
MGA

THE CHAMBERLAIN GROUP

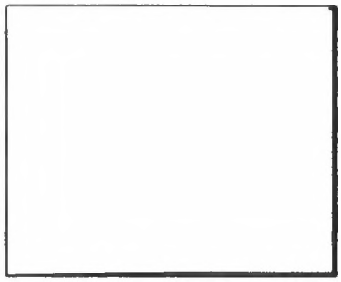
Highland Estates

Lot 8

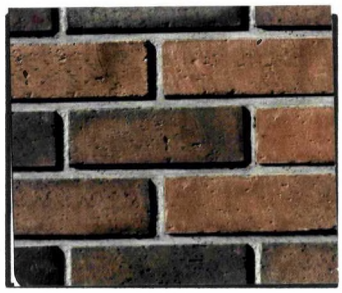
Roof:	Certainteed Presidential – Charcoal Black
Stucco:	Sherwin Williams – SW7006 Extra White
Fascia / Eaves/ Trim / Posts / Railings:	Sherwin Wililams – SW7006 Extra White
Horizontal Siding:	Sherwin Williams – SW7006 Extra White
Garage:	Sherwin Williams – SW7006 Extra White
Entry Door / Shutters:	Sherwin Williams – SW6258 Tricorn Black
Brick:	Coronado – Wirecut Brick | La Jolla Blend



Roof



Stucco



Brick

Fascia / Eaves / Trim / Posts / Railings

Horizontal Siding

Garage



Entry Door / Shutters

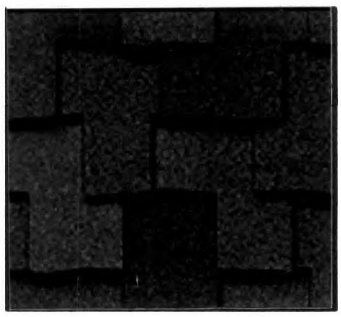
Mark Gross & Associates, Inc.
8981 Research Drive, Irvine, California 92618
(949) 387-5800 Fax (949) 387-5809
MGA

THE CHAMBERLAIN GROUP

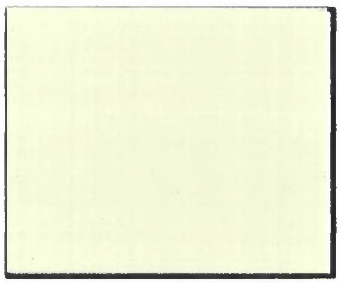
Highland Estates

Lot 9

Roof:	Certainteed Presidential – Autumn Blend
Stucco:	Sherwin Williams – SW7036 Accessible Beige
Fascia / Eaves/ Trim / Posts / Railings:	Sherwin Wililams – SW6378 Crisp Linen
Horizontal Siding:	Sherwin Williams – SW7624 Slate Tile
Shingle Siding / Garage Door:	Sherwin Williams – SW7037 Balanced Beige
Entry Door:	Sherwin Williams – SW2807 Rookwood Medium Brown
Stone:	Coronado – Old World Ledge | Monarch



Roof



Stucco



Stone

Fascia / Eaves / Trim / Posts / Railings



Horizontal Siding



Shingle Siding / Garage



Entry Door

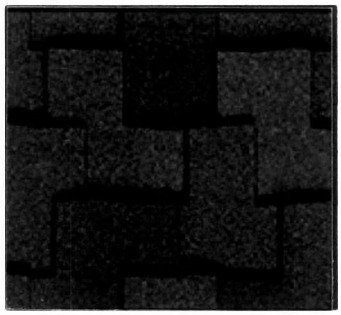
Mark Gross & Associates, Inc.
8801 Research Drive, Irvine, California 92618
(949) 387-3800 Fax (949) 387-3860
MGA

THE CHAMBERLAIN GROUP

Highland Estates

Lot 10

Roof:	Certainteed Presidential – Autumn Blend
Stucco:	Sherwin Williams – SW7530 Barcelona Beige
Fascia / Eaves/ Trim / Posts / Railings / Garage:	Sherwin Wililams – SW7510 Chateau Brown
Horizontal Siding:	Sherwin Williams – SW7040 Smokehouse
Vertical Siding:	Sherwin Williams – SW7549 Studio Taupe
Entry Door:	Sherwin Williams – SW2802 Rookwood Red
Stone:	Coronado – Old World Ledge | Brookside



Roof



Stucco



Stone



Fascia / Eaves / Trim / Posts / Railings / Garage



Horizontal Siding



Vertical Siding



Entry Door

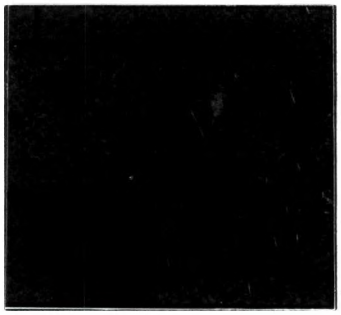
Mark Gross & Associates, Inc.
3001 Research Drive, Irvine, California 92618
(949) 387-3000 Fax (949) 387-3001
MGA

THE CHAMBERLAIN GROUP

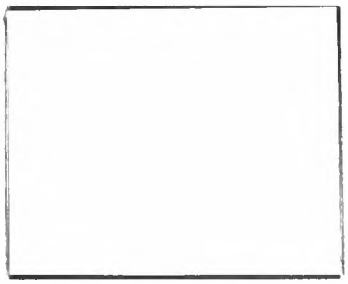
Highland Estates

Lot 11

Roof:	Certainteed Presidential – Charcoal Black
Stucco:	Sherwin Williams – SW7006 Extra White
Fascia / Eaves/ Trim / Garage:	Sherwin Wililams – SW7006 Extra White
Horizontal Siding / Hardi-Panel Siding:	Sherwin Williams – SW7006 Extra White
Metal Railing:	Sherwin Williams – SW7069 Iron Ore
Entry Door:	Sherwin Williams – SW6258 Tricorn Black
Brick:	Coronado – Wirecut Brick | La Jolla Blend



Roof



Stucco



Brick



Fascia / Eaves / Trim / Garage

Horizontal Siding



Metal Railing



Entry Door

Mark Gross & Associates, Inc.
MGA

Lot 11

- Show Trail and Access Easement on Site plan → + No Build Area
- Show max. height on Plans → 26' per p. 24 of S.R.
- 6' tall fence in 20' front Setback - (max 4')
- Tree Removal / RM Permit Req'd → 2 Trees
- Color → earth ~~tones~~ Black/white ← too dark ← Too bright
- Per Restriction #9
- Bio ~~Report~~ review of EC Plan
- FAR over by 6% (max 3578)
- No EC, No fences, Staging ~~No fencing~~ in Non-Build Area, no fence in access easement
- EC Plan → Construc fence instead of silt fence to protect no-Build.

Notes
Lot 11

$\boxed{\text{lot 5}}$

Show Access + EVAE easement on site plan
- setback footprint of house 10' from edge of easement
- ~~Right~~ front PL is not 60.22, 60.21 w/ access easement
- lot size = 10,191 ⌀, not 10,292

5,6,7,8 Grading: Cut is over (A) 1100 by +640 @ 1740. } 5
1400 + 630 @ 2030 } 6

5,6 FAR = max 2789
− 3052.12
250 ≈ 263 over

5 Design = Siding (horiz) was approved.
Rock on bottom floor is not consistent.
All that apply OK on columns → more mid century?

5,6 Height 29 − need ridge, 28' max

Lot 6

~~Need to setback house from access easement~~

Colors are not earth tones - (6a.)

5,6,7 Clear story, double pitch

LOT 7

Lot 5 + 12 sqft ~~under~~ longer + 1 sqft ~~longer~~ wider
↳ ~~FAR~~ 3073 = 284 +

Lot Area
Map = 10,720 Plans = 10,714

7,8 Home must be set back 20' from Easement

7,8 Color + Materials (6a) Roof M8 → Too dark
not earth tone

Design: rock not approved.

Lot 8

- grading plans for sidewalk / grading limits dont match approved
- purple needlegrass survey B10-6
- No 6' fencing in N.B.A.
- EC chainlink @ no Build Line

clerestory over 2nd story windows
condition 36 - As Built subdrain sys. alignments

7,8 @ Final - maint. agreement OTM for planter

Replacement Trees

4b. • Size of Interceptor Trees ? Native ?
min 24 gallon

14 trees.
✓ ± 8 Tico
14 9 9,10,11
-5 8 rightyard ~~block~~ screen views from Lakewood Cir.
~~Need view study from Lakewood Circle~~

- Missing tree in n. side yard of Lot 8 →
- 1 tree (24-gal) in front of Lot 5

4.b

Lot 11: Missing 3 trees at Back of House
9, 10

5, 11
9+10

Lot 9

- Show E.V.A.E. on site plan from Tract Map
- " SSE "
- " SDE "
- " PUE, "
- " NBAS

ALC

- Rear lot line is 92.67 (tract map) or 90.50 (?) — see current
- ~~dimension height @ highest pts from grade for ea. elevation~~ — 9 max. 29' — 10 max 26'6" — 11 26' max — 5 28' max
- pg 2 of Arch. Plans (fix 23' 45' 7" dimension) — all on right side
  Conflict b/T dimensions 14 ?? "
  for Int./Ext. 30'3" "
- FAR - show break↓, includes technically measured from interior walls, garage + stairs, but not unenclosed spaces.
  over by 1000 ⌀
- Area of (N) landscape ALL WELO forms | not eligible for prescriptive Sand forms
- Civil Plans protect ~~small~~ all trees to remain
  Tree dimensions missing of trees to be removed.
  ~~Show all new fencing + heights + materials~~
- ALL O+M Agreement Reqd Prior to Final

(→ over)

- Blue horizontal siding is too dark + not "browns, greens, rusts"

What is treatment on side of garage? (siding approved)

ALL Δ shingle / vertical Board n Batten style 11, 6, 8 ok
between roof + windows
to clerestory or siding
(consistent w/ Body)

9, 7, 5
10

Shingles not allowed

✓ final OTM for 9 + 10 or 9 (Storm drainage outfall)

Lot 10

* = Both 9, 10

- lot dimensions on site plan
- ~~Show EVAE~~
  ~~SDE~~

* dimension height @ highest pts from grade for ea. elevation. and provide elev. @ ridge (all)

~~6' high fence in front setback of 20'~~

* Need 3 – 15-gallon trees @ rear of 9 + 10 per AES-16 (4b)

SURVEYS
* Woodrat survey – 30 days prior to grading
* Bird – 2 wks
* Bat – "prior"
* CRLF Bio 2d – "immediately prior" + willow scrub (B10 5a)

(all) * Lighting Plan (B10-5c) (4k), 6 } minimized earth tone
Exterior

ALL * NOI (GEO-3) (4p)
SWPPP

ALL AQ1 (4s) – construc. equipt used.
ALL * NOI-1 (4t) – "
ALL TRANS-1 (4w) – truck movement
CML ALL * Notice to Neighbors! w/1 200'
* sched grading / constr
• dist. coordinator (sign)

* Revise: design reps. denied prop

* deed restriction - Haz Mat - 2 (4u)
@ Sale

Lots 1-4
- 4u
- 6

ALL asbestos from Scott F. - Hazmat 3 (4v), #37 (lot 10)

* EC check before grading had card (7)
→ orange/silt fencing @ grading limits

ALL grading ops schedule (24)

~~* Dust Control on EC Plan.~~

ALL Protect small trees to remain. EC

ALL Color of Bio Ret. planters.

* FINAL - Check all areas seeded
colors
landscaping
deed restricts (34, 4u, 39
geo final

ALL Final Reqts
→ 29. Geo final
Trees Planted
* EC @ start/end of grading
Color homes / storm water Tx

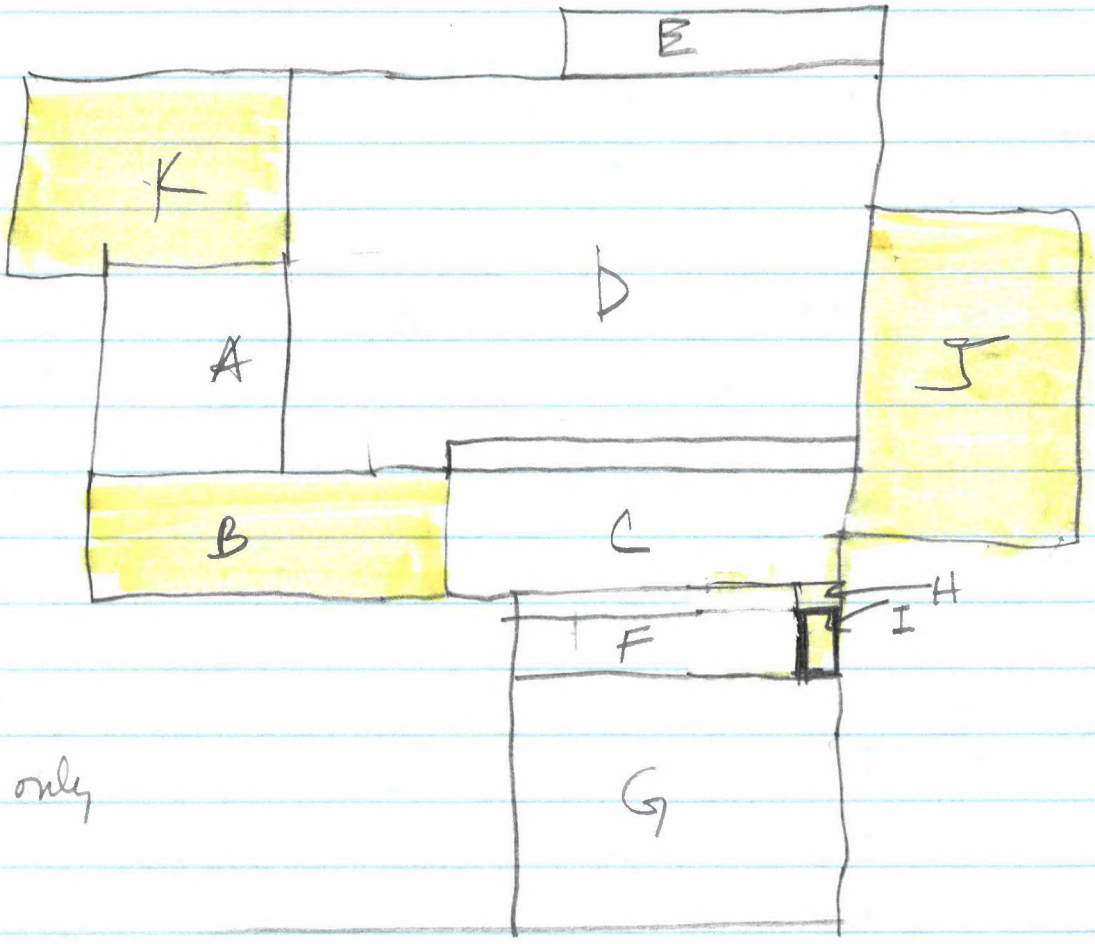
@ Issuance
signage lot 11
Bio - 5a

Notes
Lot 9

Lot 9

Lot Coverage + FAR Calcs

MAIN



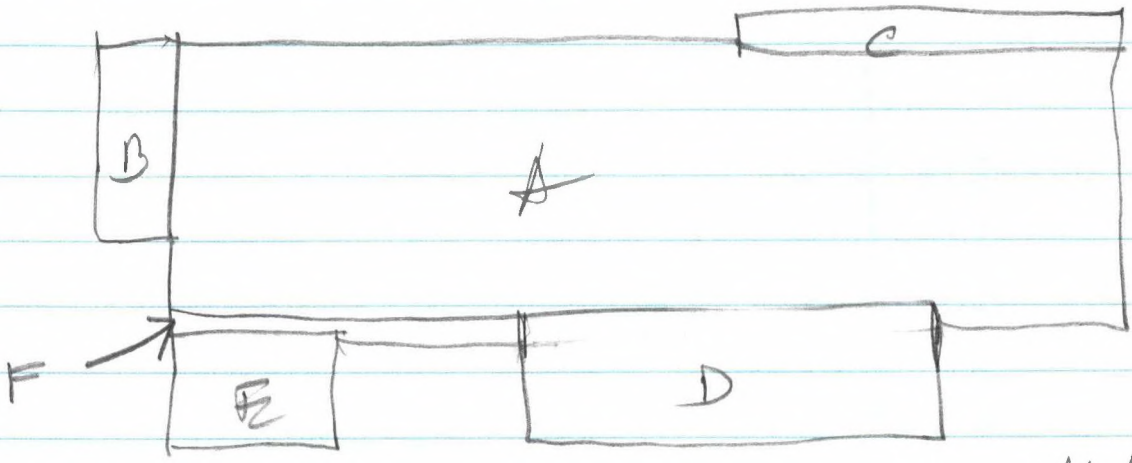
= LC only

264 A = 14.83 × 19.17 = 284.3 ✓
B = 6.5 × 24 = 156
C = 7.5 × 42.5 = 318.75
D = 47.33 × 26 = 1230.6
E = 1.83 × 22.33 = 40.9 ✓
F = 6.17 × 35 = 215.9
G = 15 × 40.33 = 604.95
H = 2.5 × 40.33 = 100.8

I = 6.17 × 5 = 30.85
J = 15.5 × 23.33 = 361.6
K = 279

Lot coverage = 3623.65
FAR 2796.2

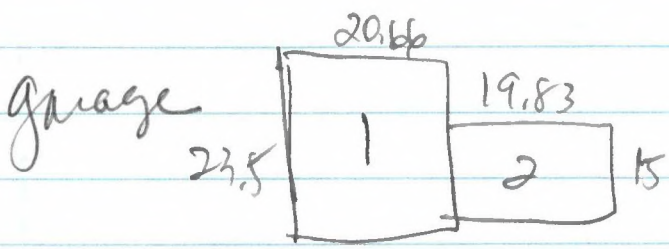
LOWER



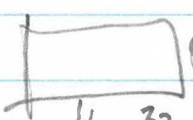
all FAR

A = 20 x 66.49 = 1329.8
B = 3.17 x 14.5 = 45.9
C = 1.5 x 22.33 = 23.83
D = 6.5 x 28.17 = 183.1
E = 4.5 x 13.58 = 61.11
F = 1.83 x 26.58 = 48.6
1692.33

FAR 4,488.53
- 782.96
- 89.81
3615.76



1 = 485.51 = 782.96
2 = 297.45

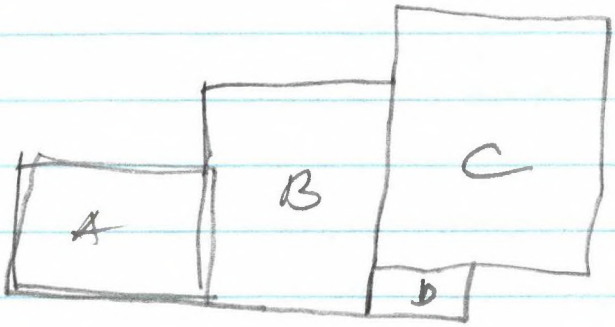


Stairs - 89.81

3390 = approved

Lot 10

Lower Level



~~A = 7.83 x 11 = 86.13~~ stairs

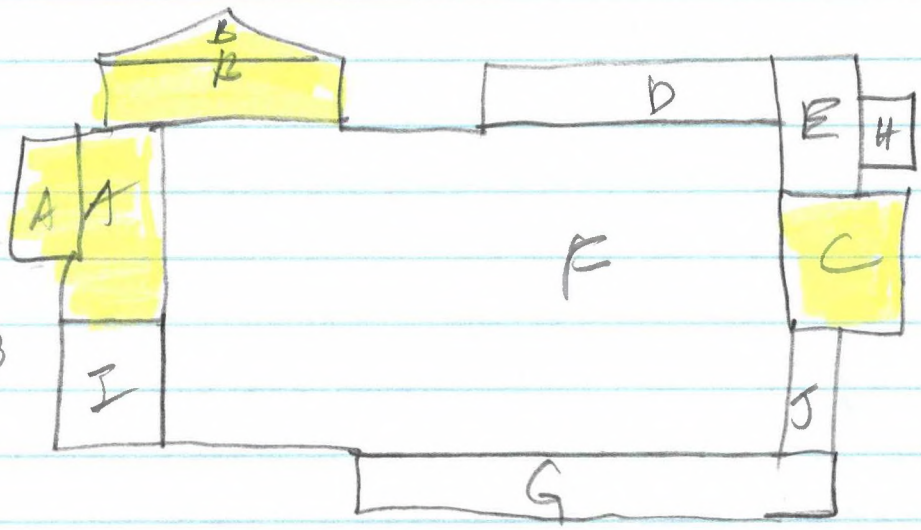
B = 15.17 x 17 = 257.89

C = 20.83 x 17.17 = 357.65

D = 4.17 x 9.33 = 38.9

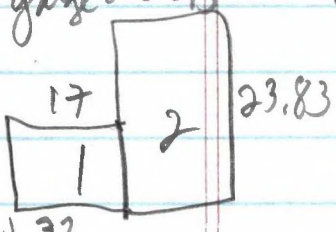
= 654.44

Main Level



LC only

garage: 20.5



1: 243.61

2: 488.5

−732.13

A = (6 x 14.82) + (7 x 19.83) = 227.73 (88.92, 138.81)

B = 9.5 x 27.16 = 258.02

C = 11.5 x 10 = 115

D = 9.17 x 32.33 = 296.47

E = 12.83 x 8 = 102.64

F = 32.49 x 67 = 2176.83

G = 5 x 46 = 230

H = 7 x 2.5 = 18.9

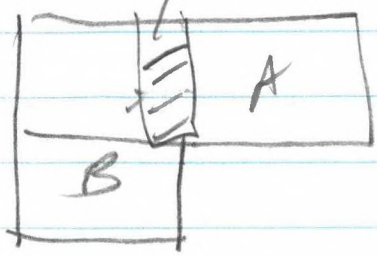
I = 7 x 12.66 = 88.62

J = 3 x 12.66 = 37.98

Lot Coverage = 3552.19

FAR = 2951.44

Stairs $4.33 \times 7 = 30.31$



Upper level

$A = 12.66 \times 38.83 = 491.59$

$B = 12.17 \times 17.33 = 210.9$

702.5

$-\ 30.31$

672.19

Approved

$= 3431 \simeq 3545.94$

Total FAR

4394.57

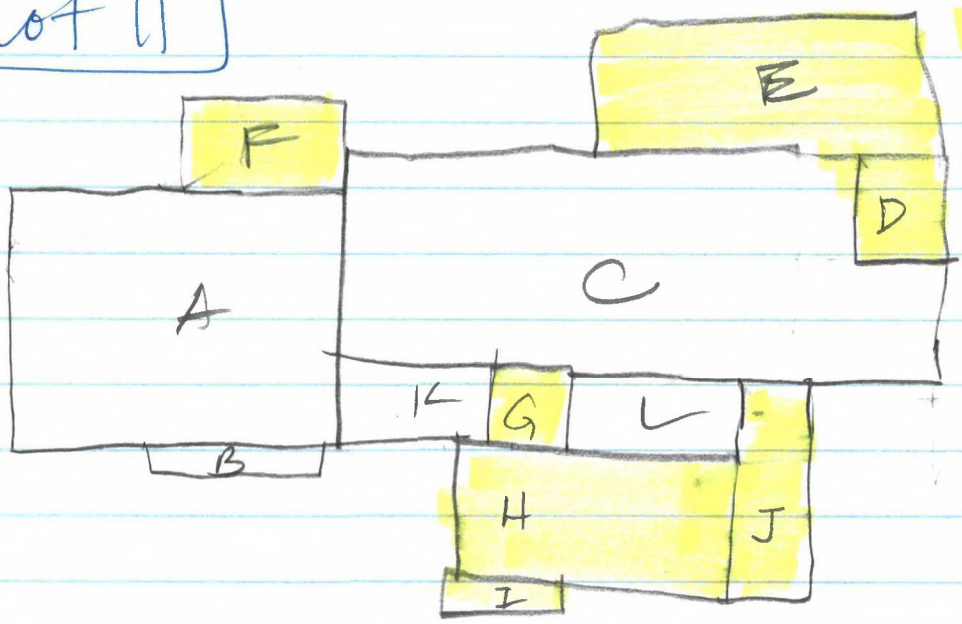
$-\ 732.13$

3662.38

$-\ 116.44$

Lot 11

= LC only



Main Level

A = 20 x 35 = 700

B = 1.66 x 20 = 33.2

C = C − D = 44 x 32.33 = 1422.52 − 88.3 = 1334.22

D = 10 x 8.83 = 88.3

E = 7 x 29.66 = 207.62

790.23

F = 142

G = 7 x 6.83 = 47.81

H = 7.5 x 21 = 157.5

I = 3 x 9 = 27

J = 8 x 15 = 120

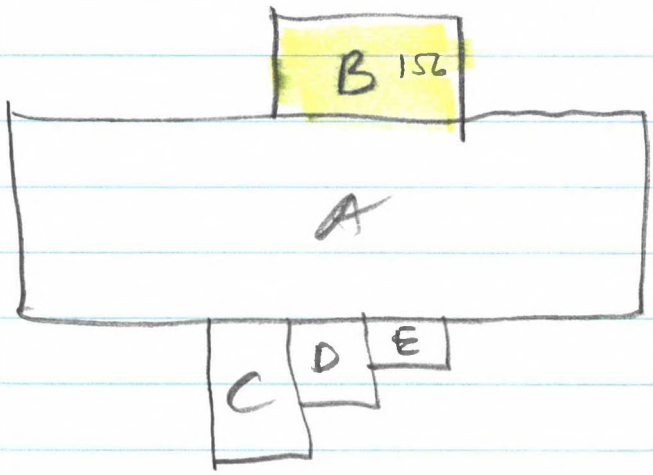
K = 7 x 12 = 84

L = 7 x 13 = 91

LC = 3032.65 + 156 = 3188 = 11%

PAR = 2242.42

Lower Level Plan



A = 16.33 x 80 = 1306.4

B = 156

C = 8.33 x 14 = 116.62

D = 8 x 9 = 72

E = 7.58 x 4.33 = 32.82

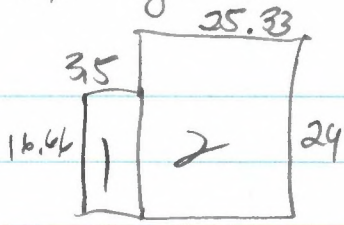
Lc = 1683.84

FAR = 1527.84

3770.26

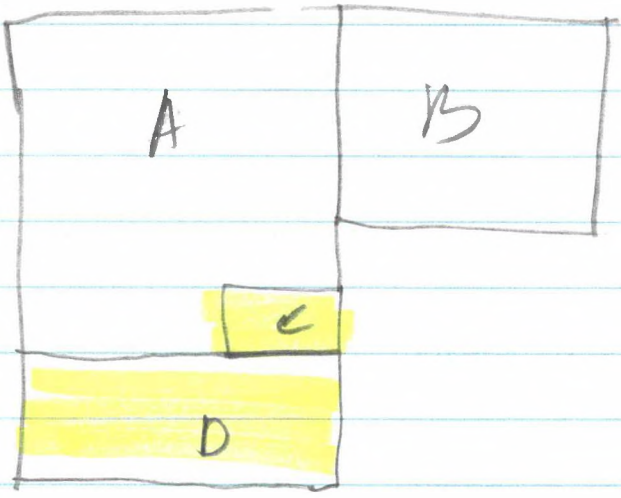
LOT 5

Garage =



1: 58.31
2: 607.92 = 666.23

First Floor

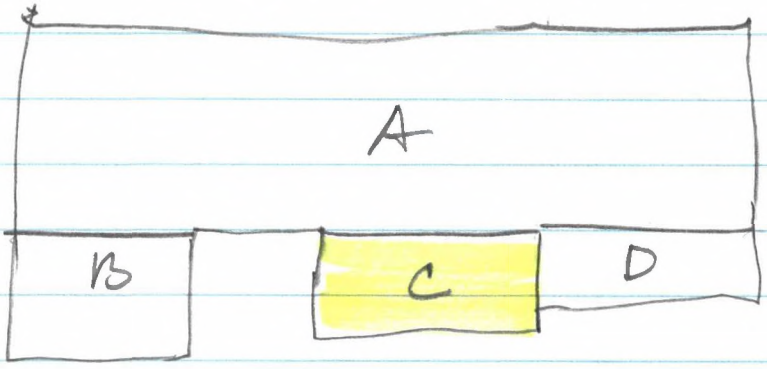


= LC only

A = A − C = 21.58 × 29.33 − C = 612.7
B = (28.83 + 3.92) × 26 = 851.5
C = 3 × 6.75 = 20.25
D = 6 × 21.58 = 129.48

+ 149.73 = LC
851.5 = FAR

LC = 2222.95
+20.25
+129.48
2372.68

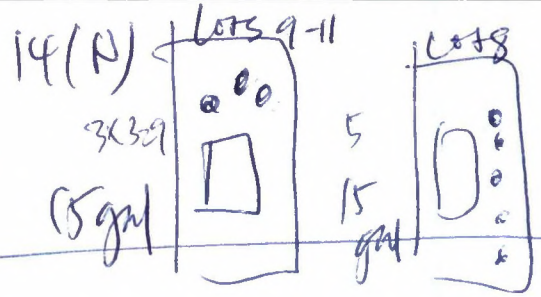


A = (34.08 + 3.83) × 54.66 = 2072.16
B = 6.75 × 14.83 = 100.10
C = 4.83 × 17.5 = 22.33
D = 2.33 × 12.17 = 28.36

Approved: 2789

FAR total
3052.12
− 666.23
→ 2385.89 ✓





Approved Lot 11 2 → 4 (N) Oaks

@ BUD required 1-4 — Lot 4 2 required → 4 (N)

@ BUD required
9-11 Lot 11 1 → 4(N)
5-8 Lot 5 1 → 4(N)

Lot 9 ? 1 → ? oak
Lot 10 ? 1 → ? oak

OAK = oak
all native

(INTERNAL – For Planning Staff)

PRE-SITE INSPECTION PROCEDURES

•

Projects that Require a Pre-Site Inspection

1. See Memo from Miles Hancock, dated October 3, 2016, for Types of Sites that require a Pre-Site Inspection.

Pre-Site Plans:

1. Open "New" Ad Hoc task in Workflow for "EC-Tree PreSite Inspection". Enter "1" in "Duration (days)" field (this is a red asterisk required to be filled out to open task) & hit "submit" – no further entry required.

2. Add a "Special Inspection Fee" in BLD fee menu ($144) for EC/Tree Presite; invoice fee.

3. Remove Erosion Control and/or Tree Protection Plans (including any detail sheets) from Planning set, write on outside of plan (where Building writes address and BLD #) "EC & Tree plans removed", and stamp with EC approval stamps, to include:
    a. Approved for Pre-Site Inspection (stamp on each plan diagram sheet)
    b. EC Disclosure
    c. EC Point of Contact (& complete, if EC contact not already identified on plan)
    d. Make sure BLD # and Address is on outside of folded plans – per Building protocol

4. Drop plans into Box at Planning counter – log plans in binder (located in Box) when you drop off.

DO NOT NOTIFY APPLICANT PRE-SITE PLANS ARE READY FOR PICK-UP. Building will notify the EC Contact (that you've entered into Accela) once ALL primary review agencies have signed off (Building, Planning, DPW, Environmental Health, Geotech); sewer, water, waste management sign-offs not required for notification to applicant. Conditional approval from Building ok.

Issuance of Pre-Site Plans:

1. Approved plans from Box will be issued at Planning counter. Do not need to collect any fees at this time.

2. Double check that all primary review agencies (Building, Planning, DPW, Environmental Health, Geotech) have signed off in Workflow. Sewer, water, waste management sign-offs not required to issue Pre-Site Plans. Conditional approval from Building is ok.

3. Enter status activity in Pre-Site Ad Hoc Task of "Pre-Site Plans Issued".

myreports/reports//Production/smcgov/BuildingPermitRevision V2 rpt

9/12/16
SM
JDN
TF
CL

① Not Minor mod.

② Trees: Minor mod

Trees
Lots
5-8

Notes
9/12/16
Lots 9-11

compen
cohabitation
8-11

New tree RM

amend

Sept 2 14 days

#150 trip Import

#250 trips

③ grading
no decision

JDN to respond to letter
TF. to cite timeframe for delivery of PRA docs



3rd wk of April 22nd

C = comments
R = review

	S-81			RM			
	9	10	11	5	6	7	8
Blue plan check sheet	✓c	✓c	✓c	✓c	✓c	✓c	✓c
EC Plan { AQ2 (4s) ✓ / Tree Prot. ✓ / Chain link @ Cons easement			R				
COAs: - color + materials	✓c	✓	✓c	✓	✓c	✓c	✓c
- grading limits	✓	✓	✓	✓	✓	✓	✓c
- other COA's	✓c	✓c	✓c	✓	✓	✓	✓
Neighbors Comments							
2 Stories	✓	2	✓	✓	✓	✓	✓
design per Elev by BOS		X	✓	✓c	✓c	✓c	✓c
Add. Tree Removal Permit (dims missing)	?	?	2(A) 4(P)	1	1	X	X
Needs Minor Mod	? FAR	? FAR	✓ height footprint	✓ grading	✓ grading	✓ grading	✓ grading
AES-1b B10-3 COA: Overall Tree Replace/Loc				✓c	✓	✓	✓c

deed restrict: Lots 1-4

Notice

- Notice 200' - (p.19) N01-1

TREE PERMITS
- application

Minor Mod
Surveys / MMs

Stamps:
- Height Verif.
- tree protection
- grading sched (24)

EC
- NOI
- Oct 1 - 4/30
- inspect before Hard Card (22)

Prior to BLD issuance

Final Reqts
- grading final
- color / Trees
- plantes
- O+M

363-1820 JRSW —

JIM —

RECOMMENDATION OF APPROVAL for P.C. —

3 Acres Developed 99 Open Space —

CONSERVATION EASEMENT CONDITION #11
JIM E.

PER MIKE MURPHY — DOC. TYPED THIS A.M.
Pa. #1 RECITAL — delete "open space"
Pa #3 PURPOSE — " " " .
Pa #5 Covenants — Consistent (correct word)
Pa #18 Purpose "Non-clerical" etc. add —

SPEAKERS —
① KATHRYN SALTAR — THANK YOU TIME
2004 - 2007 - 2009 — RECOMMEND APPROVAL
② JIM SELL — HIGHLANDS REC. DISTRICT MEMBER
Board in agreement with CONSERVATION EASEMENT-
③ Sylvia MERCADO — THANKS — DOESN'T WANT
AREA OPEN TO PUBLIC
④ SUE NEELY — THANKS TO BOARD
→ ⑤ BOB GUTIERREZ — HIGHLANDS RESIDENT — TOO MUCH
DIRT - 2 MANY TRUCKS TRIPS. — RETAINING WALL
DAMAGE ON TICONDEROGA
⑥ CARY WEISS — SUPPORTS PROJECT & THANKS

COMMENTS – SUPERVISOR COUCH
COMMENDS WORKING TOGETHER
ENJOY PROJECT WORTHWHILE

RICH GORDON – MOTION TO ADOPT AS
SUBMITTED WITH EASEMENT WORDING
CHANGES. —

MEETING - REC. DISTRICT.

PORTOR GOLTZ -

IF COUNTY TOOK PROPERTY - WHAT WOULD WE DOSE WITH ENCROACHMENTS. -

CHAMBERLAIN HAS HARNESS FOR 7 YEARS
IF TAKEN BY DISTRICT -

ENGINEERING REPORT -
FIRE BREAK ISSUES - DISEASED TREES -

See Jay on 39 "m"

OK ~~Pg. 36~~ "b" changed to 2:1, NATIVE SPECIES, & TOTAL of 22

OK ~~Pg. 38~~ "h" changed (See Above)

Now Pg. 10

Pg 39 "k" why need For Lights ??? No NIGHT TIME Work is allowed. There's No Lighting Needed For Grading

why a ~~1st~~ lighting plan "prior" to grading permit issuance.

lighting Plan for what ???

~~Pg 39 "l" LAST ¶ No CONSTRUCTION PROPOSED "West Of the Water Tanks" Why Is this ¶ included ??~~

~~Pg 39 "m" - "HERE JAY REVIEW" LEAD ¶ UNNECESSARY.~~ OK

~~Pg 40 "O" 'Bullet 5" - Foundation Plans are NEVER Submitted "after" issuance Of A BUILDING PERMIT.~~

Now Pg. 16

Pg. 44 - TOP BULVET. - No "SUNDAY" REFERENCE SHOWN.

Now Pg. 16

Pg. 44 "u" DON'T BELIEVE "DEEDS" WILL EXIST YET PRIOR to construction on the lots

Now Pg. 17

Who will monitor by example ~~"w"~~ "w" on Pg. 45 "w" what are the peak Hours - Should be Shown add "compliance with this condition Shall be determined by the Mitigation Monitor

Pg 46 - #6 - VESTING TENTATIVE MAPS DON'T GET RECORDED - NOR are grading plans, Staging limits SHOWN Of Final Map.

OK Tentative Map - Delete "New" Design Suggestions

OK Pg. 46 #7 Will CHANGE When LOT LINE RELOCATED -

OK Pg. 46 #8 OK To SAY "No BUILD SHALL BE SHOWN On Final Map - BUT PER #6 TENTATIVE MAP IS NOT RECORDED

Pg. 46 "9" – Rewrite change "the" to "an" approved & delete "dated Dec. 11, 2009".

Now Pg. 18 & 19

Pg 46 "10" Reword to say "easement over the open space parcel would be recorded on the Final Map For The Subdivision. Where did requirement for "ESCROW" come from & WHY?? DPW & Clerk of the Boards Hands recordation.

Pg. 46 "11 & 12" add" by the Board of Supervisors" at end. "Why the applicant to supply"?? Why not consultant or SMC. How Does applicant know who "responsible agencies are" ???

Pg. 46 #14" – Delete or change – if change should read – "Until All Conditions of approval have been Met or bonded for, as appropriate, the Final Map Shall Not Be Recorded Condition Not required ~~to~~ on description

Now #14 Pg. 19

Pg 47 "15" Reword to only require "Descriptions" to be recorded ~~pre~~ prior to ~~iss~~ recordation of the Final Map. No Deeds Are Involved When Parcels are under same ownership. WASN't Deleted

Delete

Not Done Now #15 Pg. 19

Pg 47 "16" – Should be "reworded" after Mike Murphy Concurs with Condition. Since Chamberlain has a time frame – This Condition Would Prevent Building of All the Houses.

Now #16 Pg. 19

Pg. 47 ("17-a") utility improvements are exempt from Grading. Then the No Access improvements Need only Driveways & they are covered under "b" preparation of building sites"

Pg 47 (b) "17" change wording to say issued ~~at~~ simultaneously with BLP Permit. OK

Pg. 47 "18a" - What Geo - 1 thru 3 Delete "a"
Geo 1 says excavate & replace ... → Can't without Grading Permit
"a" says can't issue grading permit till #Geo #1 Done -
→ Wed @ 3:00 Maybe — Geo 2 ok Geo - 3 OK

~~Pg 48 - s/b "with" Current Planning Not "by" Cont. 21~~

Pa 49 - 4th line Condition 23 change word "Zone" ?? to "Area" Now #20 OK Done

Pa. 51 #30 Hours Disagree With Hours On
Pa 44 "top Bullet" 7-7-8-5 (Sunday Not Mentioned) Deleted!

Pa. 52 #36 - What if Applicant Chooses to Bond For Improvements (Inc. Cost Of X-Walk) So MAP Can Be Recorded. - Why Not Say "Installed Prior to Final Of Sub. Improvements"?? OK!

Pa. 52 #39 - Fire Doesn't enter into Maintenance Agreement. How About Put this With DPW Condition Section or Walk DPW will require applicant to enter into A Maintenance Agreement for the Stairs a lot?. Top

Pg. 52 #39 - 49 Should all be under
& 53 Public Works Conditions
"Eliminate General Project Conditions" Top

Pg 53 - #45 - reword to say "No Discharge into the conservation easement is allowed ..." — How do you keep "Discharge "On-site"(??) to another property" Reword

Deleted

Pg. 53 #50 - Why not say "... by a turnaround approved by the Fire Marshall"

Done

Pg. 54 - #57 - Duplicate of #50 - Delete 57

19. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code (Grading Regulations), including the grading standards referenced in Section 8605. The applicant has submitted Grading and Detention Plans as well as Erosion Control Plans for the eleven (11) residential lots. As discussed in Section 4.3 of the re-circulated Draft EIR (Geology and Soils), the EIR geotechnical consultant has concluded that the proposed residential development is feasible from a geologic perspective with the implementation of proposed mitigation measures, which are intended to mitigate geologic hazards through the stabilization of existing landslides and the use of appropriate foundations (GEO-1 and GEO-2), minimize soil erosion by requiring compliance with the State's National Pollution Discharge Elimination System (NPDES) General Permit including preparation of a Stormwater Pollution Prevention Plan (SWPPP) (GEO-3), and implementation of the Bay Area Air Quality Management District's (BAAQMD) Particulate Matter (PM) reduction practices during grading and construction (AQ-1). In addition, conditions of approval prohibit grading within the wet season (October 15 through April 15) unless approved by the Community Development Director.

20. That the project is consistent with the General Plan. As proposed, mitigated, and conditioned, the project complies with the policies of the Soil Resources Chapter of the General Plan, including policies requiring the minimization of erosion.

RECOMMENDED CONDITIONS OF APPROVAL

A. Planning and Building Department

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Board of Supervisors on _____. Minor revisions or modifications to these projects may be made subject to the review and approval of the Community Development Director.

2. This subdivision approval is valid for two years, during which time a Final Map shall be filed. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Planning and Building Department upon written request and payment of any applicable extension fees (if required).

3. The Final Map shall be recorded pursuant to the plans approved by the Board of Supervisors; any deviation from the approved plans shall be reviewed and approved by the Community Development Director.

4. The property owner shall comply with all mitigation measures listed in the Mitigation Monitoring and Reporting Program (MMRP) incorporated within the Final EIR (made available on January 4, 2010) and listed for reference below. When there is a conflict between a mitigation measure or condition of approval, the mitigation measure shall be followed. Mitigation timing and monitoring shall be as specified in the MMRP. 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, as 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.

a. **Improvement Measure AES-1a:** The Project Applicant shall provide "finished floor verification" to certify that the structures are actually constructed at the height shown on the approved plans. The Project Applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site. Prior to the below floor framing inspection or the pouring of concrete slab for the lowest floors, the land surveyor shall certify that the lowest floor height as constructed is equal to the elevation of that floor specified by the approved plans. Similarly, certifications of the garage slab and the topmost elevation of the roof are required. The application shall provide the certification letter from the licensed land surveyor to the Building Inspection Section.

b. **Improvement Measure AES-1b:** The Project Applicant shall plant a total of four (4) trees (minimum 24-gallon each), one directly in front of each home on Lots 5 through 8 to soften and screen views of the new homes from off-site locations. These trees will be in addition to the seven (7) 15-gallon replacement trees included in the proposed project.

c. **Improvement Measure AES-2:** Construction contractors shall minimize the use of on-site storage and when necessary store building materials and equipment away from public view and shall keep activity within the project site and construction equipment laydown areas.

d. **Mitigation Measure BIO-2a:** No earlier than 30 days prior to the commencement of construction activities, a survey shall be conducted to determine if active woodrat nests (stickhouses) with young are present within the disturbance zone or within 100 feet of the disturbance zone. If active woodrat nests (stickhouses) with young are identified, a fence shall be erected around the nest site adequate to provide the wood-rat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG. At the discretion of the monitoring biologist, clearing and construction within the fenced area would be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.

   If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space.

e. **Mitigation Measure BIO-2b:** No earlier than two weeks prior to commencement of construction activities that would occur during the nesting/breeding season of native bird species potentially nesting/roosting on the site (typically February through August in the project region), a survey for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The intent of the survey would be to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the

California Fish and Game Code are present in the construction zone or within 500 feet of the construction zone. The surveys shall be timed such that the last survey is concluded no more than two weeks prior to initiation of construction or tree removal work. If ground disturbance activities are delayed, then an additional pre-construction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities.

If active nests are found in areas that could be directly affected or subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined through consultation with the CDFG, taking into account factors such as the following:

- Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;
- Distance and amount of vegetation or other screening between the construction site and the nest; and
- Sensitivity of individual nesting species and behaviors of the nesting birds.

Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. A qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas of special-status bird species and all birds covered by the Migratory Bird Act to ensure that no impacts on these nests occur.

f. **Mitigation Measure BIO-2c:** Prior to the commencement of construction activities during the breeding season of native bat species in California (generally occurs from April 1 through August 31), a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) shall be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat shall be subject to the approval of the CDFG.

g. **Mitigation Measure BIO-2d:** Immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary. Should a California red-legged frog be observed during the clearance survey, all construction activities on Lot 11 shall be immediately halted

and the USFWS shall be immediately contacted. Under no circumstances shall a California red-legged frog be collected or relocated, unless USFWS personnel or their agents implement the measure. Construction-related activities may resume once the frog has naturally left the lot or has been relocated by a permitted biologist (authorized by the USFWS).

h. **Mitigation Measure BIO-3:** As required by the County for the removal of trees within the RM District, tree replacement shall occur at a minimum 1:1 ratio for all protected trees removed with a circumference of or exceeding 55 inches (17.5 inches diameter at breast height). The replacement of indigenous trees shall be in kind (i.e., live oaks removed shall be replaced by live oaks) and exotic trees to be removed shall be replaced with an appropriate species on the tree list maintained by the County of San Mateo Planning Department. Replacement trees shall also be maintained for a minimum of 2 years, but up to 5 years (as determined by the County of San Mateo Planning Department).

To facilitate the successful replacement of trees, a tree replacement plan shall be prepared and shall meet the following standards:

- Where possible, the plan shall identify suitable areas for tree replacement to occur such that the existing native woodlands in the open space are enhanced and/or expanded.

- The plan shall specify, at a minimum, the following:

  - The location of planting sites;
  - Site preparation and planting procedures;
  - A schedule and action plan to maintain and monitor the tree replacement sites;
  - A list of criteria and performance standards by which to measure success of the tree replacement; and
  - Contingency measures in the event that tree replacement efforts are not successful.

i. **Mitigation Measure BIO-5a:** Prior to the commencement of construction activities on Lot 11, the outer edge of the willow scrub habitat (facing Lot 11) shall be delineated by a qualified biologist. Temporary fencing shall be installed that clearly identifies the outer edge of the willow habitat and that identifies the willow scrub as an "Environmentally Sensitive Area." Signs shall be installed indicating that the fenced area is "restricted" and that all construction activities, personnel, and operational disturbances are prohibited.

j. **Mitigation Measure BIO-5b:** Prior to the issuance of a grading permit, the Project Applicant shall develop an erosion control plan. The plan shall include measures such as silt fencing to prevent project-related erosion and sedimentation from adversely affecting the creek zone and other habitats on and near Lots 1-11. The

erosion control plan shall be subject to approval by the County of San Mateo Planning Department.

k. **Mitigation Measure BIO-5c:** Prior to the issuance of a grading permit, the Project Applicant shall develop a lighting plan. The lighting plan shall require that all lighting be directed and shielded as to minimize light spillage into nearby willow scrub habitat, as well as adjacent oak woodland habitats. The lighting plan shall be subject to approval by the County of San Mateo Planning Department.

l. **Mitigation Measure BIO-6:** Prior to the commencement of construction on Lot 8, the occurrence of purple needlegrass shall be mapped, including all stands on the lot with 20 percent or greater cover of native grasses and having a diameter greater than 10 feet. The area of purple needlegrass to be lost due to development of the lot shall then be calculated.

As part of the proposed project, approximately 92 acres of open space would be maintained as open space under a conservation easement. This open space contains a serpentine grassland (on the slope west of the water tanks) that is dominated by native grasses (including purple needlegrass) and other native plant species. These native grasses, including purple needlegrass, would be permanently protected by the conservation easement. In addition, non-native plant areas adjacent to the serpentine grassland shall be restored to support native grasses over an area twice the acreage (2:1) of the stands of purple needlegrass to be lost on Lot 8.

m. **Mitigation Measure GEO-1:** A design-level geotechnical investigation of the site shall be performed prior to any project grading including static and seismic slope stability analysis of the areas of the project site to be graded and developed. The specific mitigation measures to be utilized in order to stabilize existing landslides and areas of potential seismically induced landslides shall be presented in the report. The specific mitigation measures shall include some of the following measures or measures comparable to these:

- Landslide debris on Lots 7 and 8 shall be excavated and replaced with a fully drained conventional buttress fill that is founded in the underlying Franciscan mélange, as recommended by the project geotechnical engineer. (Lots 7-8)

- Retaining walls shall be designed to withstand high lateral earth pressure from adjoining natural materials and/or backfill shall be installed at the rear of Lots 5 through 8. In addition, retaining walls shall be built in the front of Lots 5 and 6 to aid in maintaining the slopes behind the lots and the more extensive cut required for Lots 5 and 6. (Lots 5-8)

- A surface drainage system shall be installed for each lot to mitigate new landslides developing within the thin veneer of soil mantling the bedrock on the slope below Lots 1 through 4. (Lots 1-4)

- Subsurface drainage galleries may be installed to control the flow of groundwater and reduce the potential for slope instabilities from occurring in the future. (All lots)

- Over-steepening of slopes shall be avoided. Horizontal benches shall be constructed on all reconstructed slopes at an interval of 25 to 30 feet. New fill shall be compacted to at least 90 percent relative compaction (as determined by ASTM test method D1557). (All lots)

- Drilled piers and grade-beam foundations shall be used to support foundations in accordance with recommendations of the project geotechnical engineer. (All lots)

n. **Mitigation Measure GEO-2a:** Materials used to construct the buttress fill should have effective strength parameters equal to or better than the parameters used in the Treadwell and Rollo 2009 study. (Lots 7 and 8)

o. **Mitigation Measure GEO-2b:** The following mitigation measures shall be implemented to ensure the stability of proposed structures that are located on deep fill soils:

- A site-specific, design-level geotechnical investigation shall be completed during the design phase of the proposed project, and prior to approval of new building construction within the site for specific foundation design, slope configuration, and drainage design. (All lots)

- The geotechnical investigation shall provide recommendations to prevent water from ponding in pavement areas and adjacent to the foundation of the proposed residences, and to prevent collected water from being discharged freely onto the ground surface adjacent to the residences, site retaining walls, or artificial slopes. The project geotechnical engineer shall identify on site areas downslope of the homes where the collected water may be discharged utilizing properly designed energy dissipaters. (All lots)

- Fills used at the project site shall be properly placed with keyways and subsurface drainage, and adequately compacted following the recommendations of the final geotechnical report and Geotechnical Engineer, in order to significantly reduce fill settlement. (All lots)

- Underground utilities shall be designed and constructed using flexible connection points to allow for differential settlement. (All lots)

- Foundation plans shall be submitted to the County for review prior to issuance of a building permit. All foundation excavations shall be observed during construction by the project Geotechnical Engineer to insure that subsurface conditions encountered are as anticipated. As-built documentation shall be submitted to the County. (All lots)

- Drilled pier and grade-beam foundations or other appropriate foundations per the recommendations of the design-level geotechnical investigation shall be developed for lots that are determined to likely experience soil creep. (All lots)

All work shall be completed in accordance with requirements of the 2007 California Building Code and the San Mateo County Building Code. (All lots)

p. **Improvement Measure GEO-3:** In compliance with the NPDES regulations, the Project Applicant shall file a Notice of Intent with the State Water Resources Control Board (SWRCB) prior to the start of grading and prepare a SWPPP.

The SWPPP shall include specific best management practices to reduce soil erosion. The SWPPP shall include locations and specifications of recommended soil stabilization techniques, such as placement of straw wattles, silt fence, berms, and storm drain inlet protection. The SWPPP shall also depict staging and mobilization areas with access routes to and from the site for heavy equipment. The SWPPP shall include temporary measures to reduce erosion to be implemented during construction, as well as permanent measures.

County staff and/or representatives shall review the SWPPP to ensure adequate compliance with State and County standards.

County staff and/or representatives shall visit the site during grading and construction to ensure compliance with the SWPPP, as well as note any violations, which shall be corrected immediately. A final inspection shall be completed prior to occupancy.

q. **Mitigation Measure GEO-4:** The Project Applicant shall be required to use the seismic design criteria listed below to design structures and foundations to withstand expected seismic sources in accordance with the California Building Code (2007) as adopted by the County of San Mateo.

Site Class: C
Soil Profile Name: Very Dense Soil and Soft Rock
Occupancy Category: II
Seismic Design Category: E
Mapped Spectral Response for Short Periods- 0.2 Sec (S_s): 2.226 g
Mapped Spectral Response for Long Periods- 1 Sec (S1): 1.273 g
Site Coefficient- Fa, based on the mapped spectral response for short periods: 1.0
Site Coefficient- Fv, based on the mapped spectral response for long periods: 1.3
Adjusted Maximum Considered EQ Spectral Response for Short Periods (SMS): 2.226
Adjusted Maximum Considered EQ Spectral Response for Long Periods (SM1): 1.655
Design (5-percent damped) Spectral Response Acceleration Parameters at short periods (SDS): 1.484
Design (5-percent damped) Spectral Response Acceleration Parameters at long periods (SD1): 1.103

r. **Mitigation Measure GEO-5:** During site grading, soils in each lot shall be observed and tested by the project Geotechnical Engineer to determine if expansive soils are exposed. Should expansive soils be encountered in planned building or pavement locations, the following measures shall be implemented under the direction of the Geotechnical Engineer in order to mitigate the impact of expansive soils:

- Expansive soils in foundation areas shall be excavated and replaced with non-expansive fill to the specifications of the geotechnical engineer.
- A layer of non-expansive fill soils 12 to 24 inches in thickness shall be placed over the expansive materials and prior to the placement of pavements or foundations.
- Moisture conditioning of expansive soil shall be applied to a degree that is several percent above the optimum moisture content or lime treating of the expansive soil.
- Foundations shall be constructed to be below the zone of seasonal moisture fluctuation or to be capable of withstanding the effects of seasonal moisture fluctuations.
- Specific control of surface drainage and subsurface drainage measures shall be provided.
- Low water demand landscaping shall be used.

s. **Mitigation Measure AQ-1:** The Project Applicant shall require that the following BAAQMD recommended and additional PM_{10} reduction practices be implemented by including them in the contractor construction documents:

The first phase of construction shall require 30 percent of construction equipment to meet Tier 1 EPA certification standards for clean technology. The remainder of construction equipment (70 percent), which would consist of older technologies, shall be required to use emulsified fuels.

- The second phase of construction shall require 30 percent of construction equipment to meet Tier 2 EPA certification standards for clean technology and 50 percent to meet Tier 1 EPA certification standards. The remaining 20 percent of construction equipment, which would consist of older technologies, shall use emulsified fuels.
- For all larger vehicles, including cement mixers or other devices that must be delivered by large trucks, vehicles shall be equipped with CARB level three verified control devices.
- Water all active construction areas at least twice daily.

- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

- Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction sites.

- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction sites.

- Sweep public streets adjacent to construction sites daily (with water sweepers) if visible soil material is carried onto the streets.

- Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

- Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). Limit traffic speeds on unpaved roads to 15 miles per hour.

- Limit traffic speeds on unpaved roads to 15 miles per hour.

- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

- Replant vegetation in disturbed areas as soon as possible.

- Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site.

- Install wind breaks at the windward sides of the construction areas.

- Suspend excavation and grading activities when wind (as instantaneous gusts) exceeds 25 miles per hour.

t. **Mitigation Measure NOI-1:** The Project Applicant shall require that the following noise reduction practices be implemented by including them in the contractor construction documents:

- Equipment and trucks used for project construction would utilize the best available noise control techniques (e.g., improved exhaust mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds) in order to minimize construction noise impacts.

- Equipment used for project construction would be hydraulically or electrically powered impact tools (e.g., jack hammers and pavement breakers) wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers would be used on

other equipment. Other quieter procedures would be used such as drilling rather than impact equipment whenever feasible.

- The construction activity would be kept to the hours of 7:00 AM to 7:00 PM, Monday through Friday. Saturday hours (8:00 AM to 5:00 PM) are permitted upon the discretion of County approval based on input from nearby residents and businesses. Saturday construction (8:00 AM to 5:00 PM) would be allowed once the buildings are fully enclosed.

- Residential property owners within 200 feet of planned construction areas shall be notified of the construction schedule in writing, prior to construction; the project sponsor shall designate a "disturbance coordinator" who shall be responsible for responding to any local complaints regarding construction noise; the coordinator (who may be an employee of the developer or general contractor) shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented; a telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site.

u. **Mitigation Measures HAZMAT-2:** Individual property owners for Lots 1-4 and 9, 10, and 11 shall be responsible for maintaining a fuel break by removing all hazardous flammable materials or growth from the ground around each home for a distance of not less than 100 feet from its exterior circumference, for the life of the project. Property owners of lots listed above shall arrange with the property owner of the open space parcel to obtain legal access to the open space parcel for the purpose of vegetation clearance. This would not include the authorization of tree removal for trees protected by the RM zoning regulations. This requirement shall be recorded as a deed restriction on Lots 1 through 4, and 9, 10, and 11 prior to the start of construction on these lots.

v. **Mitigation Measure HAZMAT-3:** During the design level geotechnical investigation, representative soil samples shall be obtained for each lot proposed on an area underlain or potentially underlain by serpentine bedrock. These samples shall be tested for the presence of naturally occurring asbestos by a state certified testing laboratory in accordance with requirements of the CARB and the BAAQMD and the results shall be provided to the County Planning Department.

If naturally occurring asbestos is identified at the site, a site health and safety (H&S) plan including methods for control of airborne dust shall be prepared. This plan shall be reviewed and approved by the County of San Mateo prior to grading in areas underlain by serpentine-bearing soils or bedrock and naturally occurring asbestos. The H&S plan shall strictly control dust-generating excavation and compaction of material containing naturally occurring asbestos. The plan shall also identify site-monitoring activities deemed necessary during construction (e.g., air monitoring). Worker monitoring shall also be performed as appropriate. The plan shall define personal protection methods to be used by construction workers. All worker protec-

tion and monitoring shall comply with provisions of the Mining Safety and Health Administration (MSHA) guidelines, California Division of Occupational Safety and Health (DOSH), and the Federal Occupational Safety and Health Administration (OSHA).

If naturally occurring asbestos is found at the site, a Soil Management Plan shall be developed and approved by the County Planning Department to provide detailed descriptions of the control and disposition of soils containing naturally occurring asbestos. Serpentine material placed as fill shall be sufficiently buried in order to prevent erosion by wind or surface water run-off, or exposure to future human activities, such as landscaping or shallow trenches. Additionally, the BAAQMD shall be notified prior to the start of any excavation in areas containing naturally occurring asbestos.

w. **Improvement Measure TRANS-1:** The Project Applicant shall prepare and submit a Construction Management Plan that will, among other things, require that all truck movement associated with project construction occur outside the commute peak hours.

x. **Mitigation Measure TRANS-2:** The Project Applicant shall be required to pay for the installation of advisory traffic signs on Ticonderoga Drive in the vicinity of the proposed homes as determined necessary by the County of San Mateo Department of Public Works.

y. **Mitigation Measure UTIL-1:** The Project Applicant shall mitigate the project-generated increase in sewer flow such that there is a "zero net increase" in flow during wet weather events, by reducing the amount of existing Inflow and Infiltration (INI) into the Crystal Springs County Sanitation District (District) sewer system. This shall be achieved through the construction of improvements to impacted areas of the sewer system, with construction plans subject to District approval. Construction of improvements, as approved by the District, shall be completed prior to the start of the construction of the residences. In addition, as project sewage will be treated by the City of San Mateo's Wastewater Treatment Plant, the Project Applicant shall submit payment of the City of San Mateo Wastewater Treatment Plant Expansion development impact fee to the City of San Mateo. This fee is based on the number of bedrooms in each residential unit and is calculated at the time of the final plans, using the City's fee schedule in effect at the time of the building permit application.

The following conditions of approval document points of discussion among the applicant, neighborhood groups, and the County at meetings on November 23 and December 14, 2009:

5. Project will be implemented as proposed, mitigated, conditioned, and approved by the Board of Supervisors, regarding home sizes, home locations, architectural design, style and color, and foundation design. Prior to the issuance of a Certificate of Occupancy for any residence, the applicant shall provide photographs to the Current Planning Section staff to demonstrate utilization of the approved colors and materials. Materials and colors shall not be highly reflective.

6. Grading and Construction Staging Limits: Grading and construction activities shall be limited to the grading and staging limits presented in the approved Clearing, Construction, and Grading Limits Plan. This plan is included with the Vesting Tentative Map and would be recorded along with the Final Map for the subdivision. The applicant shall install orange fencing, staked securely at intervals, along all staging limits prior to the issuance of any Grading Permit "hard card."

7. Development Restriction Over Lot 8: Only a portion of Lot 8 would be developable (area located to the left of the dotted line in the approved Clearing, Construction, and Grading Limits Plan). The rest of the parcel would be contained in a "No-Build Zone." The "No-Build Zone" is represented on the Vesting Tentative Map and shall be recorded along with the Final Map for the subdivision.

8. Development Restriction Over Lot 11: All areas of Lot 11 are developable as allowed by the County Zoning Regulations, with the exception of a small "No-Build Zone" at the rear of the parcel, as illustrated in the approved Clearing, Construction, and Grading Limits Plan. The "No-Build Zone" is represented on the Vesting Tentative Map and shall be recorded along with the Final Map for the subdivision.

9. Storm Drainage Plan: Project implementation shall comply with the approved Storm Drainage Plan, dated December 11, 2009.

10. Conservation Easement: The area of the open space parcel (Lot 12) would be subject to the approved conservation easement, as approved by County Counsel. The conservation easement over the open space parcel is represented on the Vesting Tentative Map and would be recorded along with the Final Map for the subdivision.

Conditions of Approval for Certification of Draft and Final EIR

11. Per CEQA Section 15095, the applicant shall provide a copy of the final certified Final EIR to all responsible agencies. **The applicant must complete this requirement within fourteen (14) days of the final approval of this project.**

12. **The applicant shall pay an environmental filing fee of $2,768.25 (or current fee), as required under Fish and Game Code Section 711.4(d), to the San Mateo County Clerk within four (4) working days of the final approval date of this project.**

Conditions of Approval for Major Subdivision and Lot Line Adjustment

13. The applicant shall record the conservation easement, as approved by the Board of Supervisors, prior to or subsequently with the recordation of the Final Map.

14. The deeds and legal descriptions shall not be recorded until all conditions of approval have been met or bonded for as appropriate. The Major Subdivision and Lot Line Adjustment shall be effective when the deeds and legal descriptions of the new parcels have been recorded. The project planner will review these descriptions and forward them to the Department of Public Works for approval.

15. For Multi-Directional Lot Line Adjustments: In accordance with Section 8762 of the State Business and Professions Code, the applicant will be required to submit a Record of Survey map and numerical closure sheets for all parcels, in addition to the deeds and legal descriptions to be recorded (required per previous condition). The project planner will review these descriptions and forward them to the Department of Public Works for approval.

16. Prior to the recordation of the Final Map, the property owner shall either produce a deed showing the donation of the land to a park service provider or pay an in-lieu fee, meeting the requirements of Section 7055.3 of the County Subdivision Regulations. A worksheet showing the prescribed calculation appears as Attachment U of the staff report. As the date of this report, the in-lieu fee for this subdivision is $236.50. The fee shall be re-calculated at the time of Final Map recording as indicated in the County Subdivision Regulations.

Conditions of Approval for Grading Permit and Tree Removals

17. Five (5) separate Grading Permit hard cards are required, one for the subdivision improvements and one for the development of each of the four major home sites (Ticonderoga Drive, Bunker Hill Drive, Cobblehill Road, and Cowpens Way). "Hard cards" shall be issued according to the following schedule:

    a. The "hard card" for grading of improvements related to the subdivision (utility and access improvements) may be issued after the final approval of this project, subject to the approval of the Planning and Building Department's Geotechnical Engineer, Department of Public Works and the Current Planning Section, **and subject to the conditions below**.

    b. The "hard card" for grading of improvements related to the residences (the preparation of building sites and yard areas) can only be issued after the issuance of a building permit for the construction of one or more new residences at that major home site (Ticonderoga Drive, Bunker Hill Drive, Cobblehill Road, or Cowpens Way), subject to the approval of the Planning and Building Department's Geotechnical Engineer, Department of Public Works and the Current Planning Section.

18. Per the mitigation measures in the MMRP, tree removals and grading shall proceed as specified:

    a. Grading Permit hard card cannot be issued until evidence of completion of Mitigation Measures GEO-1 through 3, 2a and 2b; TRANS-1; BIO-2a through 2d, 5b and 5c; and HAZMAT-3 has been submitted and approved by the project planner.

    b. Grading Permit hard card cannot be issued for Lot 8 until evidence of completion of Mitigation Measures BIO-6 has been submitted and approved by the project planner.

    c. Grading Permit hard card cannot be issued for Lot 11 until evidence of completion of Mitigation Measures BIO-2d and 5a has been submitted and approved by the project planner.

d. Trees shall not be removed until after evidence of completion of implementation of Mitigation Measure BIO-2c has been submitted and approved by the project planner and the Grading Permit hard card has been issued.

19. No grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The property owners 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.

20. This permit does not authorize the removal of any additional trees with trunk circumference of more than 55 inches beyond those approved by the Board of Supervisors. Such activity would require application for and issuance of a separate Resource Management (RM) Permit. All trees not approved for removal under this permit shall be protected during grading operations. Prior to the issuance of the Grading Permit hard card, the applicant shall implement the following tree protection plan:

    The applicant shall establish and maintain tree protection zones throughout the entire length of the project. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue. The applicant shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas. Should 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. Any root cutting shall be monitored by an arborist or forester and documented. Roots to be cut should be severed cleanly with a saw or toppers. Normal irrigation shall be maintained, but oaks should not need summer irrigation. The above information shall be on-site at all times.

21. Prior to the issuance of the grading permit "hard card," the applicant shall schedule an erosion control inspection by Current Planning Section staff to demonstrate that the approved erosion control plan has been implemented. The applicant 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 15 and April 15. Stabilizing shall include both proactive measures, such as the placement of straw bales 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 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, per Condition 6.

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 and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilizing designated access points.

22. While the applicant must adhere to the approved erosion and sediment control plan 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 this 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, 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 (or entirely 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.

23. Prior to the issuance of a Grading Permit "hard card," the applicant 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 winterizing the zone and details of the off-site haul operations, including, but not limited to: export site(s), size of trucks, haul route(s), time and frequency of haul trips, and dust and debris control measures. Per the City of San Mateo Department of Public Works, use of De Anza Boulevard is prohibited, as De Anza Boulevard is not a designated truck route. The submitted schedule shall represent the work in detail and project grading operations through to the landscaping and/or restoration of all disturbed areas. 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 applicant shall submit monthly

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

24. The applicant 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."

25. Replacement of vegetation removed in areas within the parcels as well as those covered by the conservation easement (Lot 12) during grading and construction activities:

    a. Vegetation removed in areas outside of building footprints, driveways, and construction access areas shall be replaced with drought-tolerant, non-invasive plants, immediately after grading is complete in that area. Prior to the issuance of any building permits, the applicant shall submit photographs demonstrating compliance with this condition to the Current Planning Section, subject to review and approval by the Community Development Director.

    b. The applicant shall replace all vegetation removed with drought-tolerant, non-invasive plants, once construction is completed. Prior to the Current Planning Section's final approval of any building permit, the applicant shall submit photographs demonstrating compliance with this condition, subject to review and approval by the Community Development Director.

26. The provision of the San Mateo County Grading Regulations shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in grading operations shall meet spark arrester and fire fighting tool requirements, as specified in the California Public Resources Code.

27. Upon the start of grading activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

    a. All 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 anytime 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.

28. Final approval of all Grading Permits is required. For final approval of the Grading Permits, the applicant 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 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.

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

30. Noise levels produced by proposed grading and construction activities shall not exceed the 80-dBA level at any one moment. Grading and construction activities generating noise levels that are greater than the ambient noise levels in the project area shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Noise-generating grading and construction activities shall not occur at any time on Sundays, Thanksgiving and Christmas.

31. The applicant 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.

B. Planning and Building Department - Geotechnical Section

32. The grading for this project will require submission of a revised geotechnical report that includes detailed recommendations for grading, erosion control, and foundation design and construction.

C. Planning and Building Department - Building Inspection Section

33. Building permits may be required for all areas of construction. Contact the Building Inspection Section prior to ANY construction for permit requirements.

34. All new residences shall comply with the current Green Building Ordinance, applicable at the time of permit issuance.

D. Pacific Gas and Electric Company

35. Developers will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate the project.

E. Department of Public Works

Conditions of Approval for Major Subdivision and Lot Line Adjustment (in Addition to Conditions 3, 5, 8, and 13 through 16)

36. The applicant shall install a crosswalk and ADA ramp at the intersection of Ticonderoga Drive and Allegheny Way prior to recordation of the Final Map.

37. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements (particularly Provision C.3) for review and approval by the Department of Public Works. An operation and maintenance agreement to include all permanent stormwater treatment measures at the project site, as approved by the Community Development Director, shall be executed prior to recordation of the Final Map.

38. The applicant shall submit a Final Map to the Department of Public Works for review and recording.

General Project Conditions

39. For Lot 7: A maintenance agreement is required for the stairs, subject to San Mateo County Fire Department and Department of Pubic Works approval.

40. The applicant shall record documents which address future maintenance responsibilities of any private drainage, stormwater treatment or other common facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.

41. "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.

42. The applicant shall prepare a plan indicating the proposed method of sewering 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 appropriate County Sewer District.

43. The applicant shall submit, to both the Department of Public Works and the Planning Department, written certification from the appropriate Water District stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.

44. 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.

45. For Lots 9 and 10: No discharge to conservation parcel is allowed. Discharge must be kept on-site to another property through a private agreement.

46. 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.

47. Prior to the issuance of any 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.

48. The applicant shall submit a driveway "Plan and Profile" to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County standards for driveway slopes (not to exceed 20 percent) and to County standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, 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.

49. Plans, with specific construction details, shall be stamped and signed by the registered civil engineer and submitted to the Department of Public Works for review and approval prior to construction.

F. San Mateo County Fire Department

50. All dead-end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter. Alternate hammerhead T may be approved by the Fire Marshal.

51. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant; the configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not more than 250 feet from the building, measured by way of approved drivable access to the project site.

52. 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 six inches (6"). If the pipes are not linked in grid or if individual legs are over 600 feet in length, then the minimum diameter shall be eight inches (8").

53. 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 required upgrades to the system will be installed and that existing fire flows will meet the project requirements.

54. County Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a 20-foot wide, all weather surface, and able to support a fire apparatus weighing 72,000 lbs. This access shall be provided from a publicly maintained road to the property. Grades over 15 percent shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95 percent.

55. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and under-floor protection shall be installed to meet CBC Chapter 7A requirements. This will be required to be met at the building permit phase of each residence.

56. A fire flow of 1,000 gpm for two (2) hours with a 20-psi residual operating pressure must be available for single-family dwelling up to 3,600 sq. ft. of interior space; 1,300 gpm for a single-family dwelling up to 4,800 sq. ft.; and 1,500 gpm for a single-family dwelling up to 6,200 sq. ft. as specified by the 2007 CFC.

~~57.~~ All dead-end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter. Alternate hammerhead T may be approved by the Fire Marshal. Delete

CML:fc – CMLT1037_WFU.DOC

Fire resistance eterad

CONDITIONS TO BE MET BEFORE:

1.) ~~RECORDING PARCEL MAPS (LOTS 1-4)~~

RECORDED

(a) condition 4u – NOTE ON PARCEL MAP (~~FUEL~~ BREAK) Note on Parcel Map

(b.) " #12 – APPLICABLE ~~OR NOT~~ Yes Note on Parcel Map Map Complete

(c.) " ~~#13 & #14~~ Done ~~DONE~~ DONE YET

(d.) " ~~#33 – ANNEXATION~~ Done OK PER MARTHA

(e.) " #55 – WILL SERVE LETTERS To Do

(f.) " #59 – D/W PLAN & PROFILE ~~D/W~~ DPW ONLY

4y – City San Mateo –

2.) ISSUANCE OF GRADING PERMITS (LOTS 1-4)

~~(a) CONDITION #4~~ Done

(b.) To Do #4-E & F (g.) CONDITION 4r (DURING GRADING)

(c) " #4-J (h.) " 4w

(d.) " #4-m (i) " 7

(e.) " #4-t (LAST BULLET) k17 (b) NO GRD FOR IMP. NEEDS DPW ENC PERM.

(f.) " #4-u (FUEL BREAK)

3.) ISSUANCE OF BUILDING PERMITS (LOTS 1-4)

(a.) CONDITION #4-k (e.) CONDITION #6

(b) CONDITION #4-o (f.) " #31

(c.) " #4-v (g) " #35

(d) " #4y (SEWER) (h.) " #38

4.) MISCELLANEOUS:

(a.) EXTEND FINAL MAP BEFORE FEB. 28, 2012

(b) CONDITION #4d – DURING BLD CONSTRUCTION

(c.) CONDITION #4f – BEFORE APRIL 1, 2012

4.) MISC. - CONTINUED

(d.) CONDITION 4h - IS TREE PERMIT NEEDED

2.) CONTINUED - ISSUANCE OF GRADING PERMIT

(L.) CONDITION # 18

(m.) " # 19(a)

(n.) " # 21(b)

(o.) " # 22

(p.) " # 24

(q.) " # 28

(r.) " # 35

(s.) " # 49 N/A to LOTS 1-4 - BUT IMP PLANS, SEWER, WATER, DRAINAGE, etc required

3.) CONTINUED - BUILDING PERMIT (PRIOR TO ISSUANCE)

(L) CONDITION # 47

(m) " # 54

(n.) " # 58

(o.) " # 62 - CONFIRM N/A OR BEFORE ISSUANCE

(p) " # 64 -

(q.) CONDITION # 66

(r.) " # 67 CONFIRM EXISTING ADEQUATE.

Lot 1-4 - TCO

1-4 #4a #6a.b. #34

2271, Lot 2

2275 Lot 3

Sold → Deed Restrictions

BID ~~22~~

plant in planters

Parcel Map

Notes ?

Constrn Notice

grading contr

Suzanne CPFW

Notes
2

AR

6 Skylawn → Sizup RKL

(1) Palmer e3C6

(2) Alex Kaz Reports

C3 Jail

(831) 345-8508 Suzanne DeLeon

Planning & Building Dept.

2014-2015

Employee Recognition Ballot

Voting Period:

Tuesday, Sept 1st – Monday, Sept 21st

Contract with SMCo - To Oversee, review, Monitoring -

By Mon to OK To Work See Jim & John Review

Draft response letter for Counsel -

Jack - redo (add) to description - request removal of Sub. 1 & Fees

Set up Inspection Contract for Bill Him Direct

See James Contract With Dennis Thomas

- 1 GRD Listing All 4 Lots -

T Tr

Modify 19d -

list proposed schedule

— Consultant on job -

Jon / Heather Minimum requirements for RFP.

- Pete see them on what I can inspect -

Direct contract with consultant

Gail - Trees in screening
Not to be cut down in perpetuity -

No Dark Roofs - Moderate Roof Colors -

Conditions For 9 & 10 to be same
as other parcels (RM)

T. B/S ± March 13th

→ Speakers ←

Katherine Porter -

1) 1 issue - Condition 6a - Lots 9 & 10
Jack Should Agree to Build Per
- 1-4 - 5-8 - & 11 - RM Criteria -

1 Conditions 1 & 5 - change - Footprint,
Height, & Size Back To P/C - Yes

2) Alan Porter - Seed 20 ?? Agreed No oversite ??

3) Kerry Weiss - Design - Lot 8 Access - to
Existing Sewer Easement -

4) Sylvia Mercado - Thanks - Design - Mid Century -

- Close Hearing -

Dave Holand
Peg
Jim
Marge
Lisa
Pete
Porter
Pam
Sylvia
Jack
Dave Byer

Rec - Folks -

End Game - Dave Byers
Give Land To Rec. Dist. -
Creative Solution With
Rec. Dist.
—— " ——
Meeting Bet. Chamberlain
& Rec. Dist. Alone

Porter/Dave Meeting 10:00 AM - Jan. 5th

— See Cimicle - Limits On No Build -

Dave — After P/C Submit Doc. to Planning Of
Paper Trail For Last £20 years. —

To Board March 23rd

John - Easement - Sect. 15 - Property Condemned ??? Strike Language -
→ Strike Entire Sentence

Section ~~20~~ ~~#6~~ 20 & 16 - Change Language OK for Acc. -
Does this Address Asa's Concern. -

Liability / Insurance —
Dana Byers - Agrees With Current Language

Dave - ① 5 Lots in Residential (9 e/o) } OK
② Real Estates - #11 - }

Katherine - Articulation & Color -

REVISED CONDITIONS OF APPROVAL (ATTACHMENT B)

4b. **Improvement Measure AES-1b:** The Project Applicant shall plant a total of eight (8) native trees (minimum 24-gallon each), two directly in front of each home on Lots 5 through 8 to soften and screen views of the new homes from off-site locations. These trees will be in addition to the fourteen (14) 15-gallon required replacement trees. Of the 14 replacement trees, three (3) trees shall be planted at the back of each of the homes on Cowpens Way and Cobblehill Place (three homes, nine (9) trees total). The Applicant shall plant the remaining five (5) trees in the right side yard of Lot 8 in order to provide screening of this residence and other residences on Ticonderoga Drive as viewed from Lakewood Circle. ~~The five remaining replacement trees are to be planted on the residential parcels in location(s) determined by the applicant, subject to the approval of the Community Development Director.~~

6. For all parcels within the Resource Management (RM) Zoning District (Lots 1 through 8 and Lot 11):

a. Colors and materials of structures shall comply with RM Development Review Criteria, which require that the "development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the site. In forested areas, all exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. Materials shall absorb light (i.e., through the use of dark, rough textured materials). Exterior lighting shall be minimized and earth-tone colors of lights used." (Section 6324.2 (h)).

b. The RM Development Review Criteria Site Design Criteria (Section 63242 (a and b)) require the buildings to be consistent with the pre-existing character of the site. All homes on Lots 1, 2, 3, 4 and 11 shall be no more than one-story high on the front curbside. Home design will be compatible with a contemporary, mid-20th century modern style, as shown in conceptual drawings approved by the Board of Supervisors. Rear facades of homes on Lots 9 through 11 shall have details to reduce the massing of the structure.

8. Development Restriction Over Lot 8: Only a portion of Lot 8 would be developable ~~(area located to the left of the dotted line in the approved Clearing, Construction, and Grading Limits Plan)~~. The rest of the parcel (as hatched) would be contained in a "No-Build Zone." The "No-Build Zone" shall be shown on the Final Map for the subdivision.

48. (REVISED) The applicant shall record documents which address future maintenance responsibilities of any private drainage, stormwater treatment or other common facilities which may be constructed. For example, documents would address maintenance of all shared access easements (i.e., Lots 5 through 8, and Lots 9 and 10), as well shared maintenance of the bio-retention planter on Lot 8 (for the benefit of Lots 7 and 8) and the storm drainage outfall on Lot 9 (for the benefit of Lots 9 and 10). Prior to recording these documents, they shall be submitted to the Department of Public Works for review, prior to the issuance of a Certificate of Occupancy for the applicable parcel (Lots 5 through 10).

Pete B.

NOTICE OF AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT (Final EIR)

Notice is hereby given that the San Mateo County Planning Department has prepared a Final Environmental Impact Report (Final EIR) for the following project: ***Highland Estates***. This item is now available for public review and comment at the location listed below.

The Final EIR, together with the Highland Estates Recirculated Draft Environmental Impact Report (recirculated draft EIR), which was incorporated by reference, constitute the Highland Estates Final Environmental Impact Report (final EIR). The final EIR is an informational document prepared by the County of San Mateo that must be considered by decision makers before approving or denying the project. The Final EIR must be certified by the County prior to project approval. Pursuant to Section 15132 of the *California Environmental Quality Act (CEQA) Guidelines*, the final EIR consists of (a) revisions to the recirculated draft EIR, (b) a list of persons and organizations that commented on the recirculated draft EIR, (c) comments received on the recirculated draft EIR, (d) the County's responses to significant environmental points raised in the review and consultation process, and (e) any other information added by the County. The final EIR also includes a Mitigation Monitoring and Reporting Program.

PUBLIC REVIEW PERIOD: January 4, 2010 – January 14, 2010
All comments must be received by the County Planning Department, no later than 5:00 p.m. on January 14, 2010. Copies of this document are located at the office of the County Planning Department, 455 County Center, 2nd Floor; Redwood City, California. Additionally, the document is available on the Planning Department's web site at:
http://www.co.sanmateo.ca.us/portal/site/planning/menuitem.2ca7e1985b6c8f5565d293e5d17332a0/?vgnextoid=c5744f7978575210VgnVCM1000001937230aRCRD&cpsextcurrchannel=1

PROJECT DESCRIPTION: The proposed project includes all actions associated with the creation and development of eleven residential lots on two contiguous parcels (approx. 96.97 total net acres), located in the unincorporated San Mateo Highlands area of San Mateo County. APN 041-101-290 is approx. 96.92 net acres and is zoned Single-Family Residential (R-1/S-81) for a 9,000 sq. ft. portion at the base of Cobblehill Place and Resource Management (RM) for the remaining area of the parcel. APN 041-072-030 is 2,178 sq. ft. is zoned Single-Family Residential (R-1/S-8). The applicant, Chamberlain Group, proposes a series of actions including Rezoning, a Lot Line Adjustment, and a Major Subdivision. The remaining area of the project site will be restricted to open space uses through a conservation easement. This project also includes a County-proposed Zoning Text Amendment to modify the County's non-coastal Resource Management (RM) regulations to allow for reduced setbacks for residential projects in urban areas that preserve open space.

PROJECT LOCATION (HIGHLAND ESTATES): The project site (APN 041-101-290 and 041-072-030) consists of a total of approximately 99 acres (gross) and is located in the unincorporated area of San Mateo County known as the San Mateo Highlands. The project site is generally bordered to the east by Polhemus Drive, the south by Ticonderoga Drive, the west by Ticonderoga Drive, Lexington Avenue and Yorktown Road, and the north by Bunker Hill Drive.

PROJECT LOCATION (ZONING TEXT AMENDMENT): There are currently 93 existing RM District parcels within urban, unincorporated areas of San Mateo County. These parcels are concentrated in six areas within San Mateo County: the San Mateo Highlands neighborhood, San Bruno Mountain, Stanford University Area, the Los Trancos Woods Area, Edgewood Park, and in the San Bruno County Jail Area.

EIR SCHEDULE

Public Release Date of Re-circulated Draft EIR	September 14, 2009
Planning Commission Informational Public Hearing	October 28, 2009
End of 57-day Re-circulated Draft EIR Public Comment Period	November 9, 2009
Public Release Date of Final EIR	January 4, 2010
Planning Commission Public Hearing for Consideration of the Final EIR and Project (Recommendation to the Board)	January 13, 2010
End of 10-day Final EIR Public Comment Period	January 14, 2010
Board of Supervisors Public Hearing for Consideration of the Final EIR and Project	February 23, 2010 (Tentative)

CONTACT PERSON
Camille Leung, Project Planner
650/363-1826

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041052070
Cserjan Judith Tr
2272 Bunker Hill Dr
San Mateo , CA 94402--3846

041052110
Errington Margaret
2256 Bunker Hill Dr
San Mateo , CA 94402--3846

041090160
Highlands Recreation District
1851 Lexington Ave
San Mateo , CA 94402--4026

041053030
Jones Stanley Alonzo Tr
152 E Loma Alta Dr
Altadena , CA 91001-

041053070
Lanthier Patrick E Tr
2241 Bunker Hill Dr
San Mateo , CA 94402--3832

041053060
Mcgowan Kevin
2245 Bunker Hill Dr
San Mateo , CA 94402--3832

041052050
Pope George A Iii
2280 Bunker Hill Dr
San Mateo , CA 94402--3846

041052090
Sennett Glenn Tr
2264 Bunker Hill Dr
San Mateo , CA 94402--3858

041053050
Stanton Rodney Iii
2249 Bunker Hill Dr
San Mateo , CA 94402--3832

041052080
Steiger Michael T
2268 Bunker Hill Dr
San Mateo , CA 94402-

041053180
Ticonderoga Partner Llc
655 Skyway Ste 230
San Carlos , CA 94070-

041101370
Ticonderoga Partner Llc
655 Skyway Ste 230
San Carlos , CA 94070-

041053190
Ticonderoga Partner Llc
655 Skyway Ste 230
San Carlos , CA 94070-

041053200
Ticonderoga Partner Llc
655 Skyway Ste 230
San Carlos , CA 94070-

041053170
Ticonderoga Partner Llc
655 Skyway Ste 230
San Carlos , CA 94070-

041052020
Wong Don Man Tr
75 Bennington Dr
San Mateo , CA 94402--3846

041052060
Yasuhara Mitsuyo
2276 Bunker Hill Dr
San Mateo , CA 94402--3846

041051010
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041051020
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041051050
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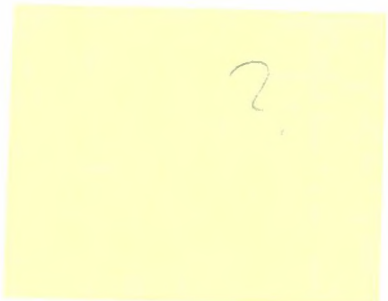

	Follow-up Items	Requestor	Assigned to	Status
1	Jean DeMouthe comments on Subdivision Improvements and Grading Plan		Camille	She requested grading plans but I haven't heard back.
2	Rationale for additional Fill	Ted Sayre	Camille	Chamberlain team (Fittinghoff to prepare statement). To be reviewed by Ted Sayre and Jay/Jean
3	Cummulative Impact of Air Quality from 2 subdivisions: We need to look at the truck routes for Ascension Heights and the routes for Highlands to see if there is an overlap…	Public	Camille	Staff Report to discuss
4	Tree replacement: Change from 11 trees to 22 trees, with more trees to be on Ticonderoga 3, 3, 3 BACK OF LOTS 9, 10, 11	Slocum	Camille	Change COA
5	Add Native tree requirement to BIO-3	Slocum	Camille	Change COA
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X 12	Put access easement on Lot 8 to benefit open space parcel	PC	Chamberlain Team	Requires change to Subdivision Map

X - ROLAND DONE WITH JACK-LARGER PICTURES

X	**13**	Haga: We need an easement for storm water purposed across the new open space parcel adjacent to lot 8 (previously portion of lot 8) to benefit the storm water bio-retention structure for lots 7 and 8. Another item was that Ted was unclear if the storm water bio-retention structure discharged over the slope area and he thought was not a good idea. However that is not the case, the discharge from the storm water bio-retention structure will be pipe down to the street level and discharge thru the curb and unto the roadway. We will clarify this intent further on the storm drainage plans.	PC	Chamberlain Team	Requires change to Storm drainage plans
X	**14**	**Fittinghoff: For Item 4, Lot 11 (and Lot 10) – Ted was concerned about building outside the footprint shown on the Treadwell report. Maybe we can put together a plan overlaying the footprint from the Treadwell report to demonstrate that we are not building outside it for the meeting. He was also concerned about details such as building keyways the are normally put in the final grading plans and shown in the design level geotechnical report. This level of detail is never shown on entitlement plans, we can discuss the issues he has to give him a comfort feeling that the will be addressed in the future. At the last meeting we had with him, we agreed to leave these types of details for the final geotechnical investigation. These concerns are also listed in the mitigation items for the FEIR report and will be a requirement for conditions of approval of the project.**	**PC**	**Chamberlain Team**	**Plan overlaying the footprint from the Treadwell report**
	15	Surface Materials statement from Applicant	Slocum	Chamberlain Team	
	16	Take out ~~Grays~~ in Color Palatte (likes greens and terracotta) OK	Slocum	Chamberlain Team	
	17	Conservation Easement (variety of issues): - What if grantee goes under? - Specific permitted passive uses (parking lot….) - Highlands Rec Review	PC	Mike Murphy	Has Mike Murphy brought this to HRD yet?
	18	Condition of Sewer Line at Cobble Hill and Ticonderoga	Cary Weiss	Pete B.	No major problems; Sewer District may add additional COAs??
	19	**Other: Discuss any other items that surface from meetings with neighbors and applicant:**		**Camille**	**Staff Report to discuss**
	Additional Requests				
		Conditions of Approval comments from Pete			
		Conditions of Approval Comments from Applicant			

Follow-Up Items from Meeting with Neighbors

1. Increase Lot sizes to include all disturbance within the Open Space Parcel:

    a. Lot 10: Will be larger than 18,000 sq. ft. but will include "no-build/no-subdivide" restriction
        i. Discuss concern that Rec District will own outfall

    b. Lot 11: Shrink lot to 20-feet rear setback to exclude no-build area; move bio-retention to rear yard setback to be within property lines.

    c. Lot 8: Shrink lot as discussed with PC and move bio-retention to front yard to be within property lines

2. Lots 5 through 11: (Discuss further with Cary Weist) No stucco in front, use wood in front; lowest roof pitch possible

3. Lots 9 through 11 (Rear may be visible from Polhemus): Enforce approved color?? Add trees in the rear??
   - Basic Level Survey - 2 Foot intervals

4. Add condition to use Final topo map for grading plans

5. Add condition that any modification not in compliance with Condition 5 will be "Major" ok

Table 8 *Changes to Proposed Earthwork*		
Area	Revised Cut (cy)	Revised Fill (cy)
Lots 1 - 4	500	2,300
Lots 5 - 8	4,700	700
Lots 9 and 10	300	2,900
Lot 11	1,200	1,000
Total	**6,700**	**7,600**
Import	**900***	
*Includes 200 cubic yards of drain rock.		

	CUT 3/2/16	FILL
Lot 5 =	1740	0
Lot 6 =	2030	0
Lot 7	2170	40
Lot 8	2080	90
Lot 9	140	1800
Lot 10	770	310
Lot 11	470	70

Location (Lot #)	Tree Species	DBH*	No. of Trees
3	Coast live oak	19.5"	1
3	Coast live oak	32"	1
~~3~~11	Coast live oak	19.2"	1
~~3~~11	Coast live oak	20"	1
			Total: ~~9~~7

Note:
** DBH = diameter at breast height*

4.2.4 REGULATORY CONSIDERATIONS

4.2.4.1 Federal Regulations

Federal Endangered Species Act

Under the Federal Endangered Species Act (FESA), the Secretary of the Interior and the Secretary of Commerce have joint authority to list a species as threatened or endangered (16 United States Code [USC] 1533[c]). Pursuant to the requirements of the FESA, an agency reviewing a proposed project within its jurisdiction must determine whether any federally listed or proposed species may be present in the project region, and whether the proposed project would result in a "take" of such species. The "take" provision of the FESA applies to actions that would result in injury, death, or harassment of a single member of a species protected under the Act. In addition, the agency is required to determine whether the project is likely to jeopardize the continued existence of any species proposed to be listed under the FESA, or result in the destruction or adverse modification of critical habitat for such species (16 USC 1536[3][4]). If it is determined that a project may result in the "take" of a federally-listed species, a permit from the USFWS would be required under Section 7 or Section 10 of the Federal Endangered Species Act. Section 7 applies if there is a federal nexus (e.g., the project is on federal land, the lead agency is a federal entity, a permit is required from a federal agency, or federal funds are being used). Section 10 applies if there is no federal nexus.

Clean Water Act

The Federal Water Pollution Control Act of 1972, often referred to as the Clean Water Act, is the nation's primary law for regulating discharges of pollutants into waters of the United States. The objective of the Clean Water Act is to restore and maintain the chemical, physical, and biological integrity of the nation's waters. The regulations adopted pursuant to the Act deal extensively with the permitting of actions in waters of the United States, including wetlands. The Act's statutory sections and implementing regulations provide more specific protection for riparian and wetland habitats than any other federal law.

Protected Trees

The Significant Tree Ordinance of San Mateo County defines a "Significant Tree" as any live woody plant rising above the ground with a single stem or trunk of a circumference of 38 inches or more measured at 4.5 feet vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes.

However, as described in Section 12,020.1 of the Ordinance, properties within the ~~Resource Management (RM)~~ Ddistrict (including portions of the project site) are exempt from the ordinance. Within the RM district, the removal of living trees with trunk circumference of more than 55 inches measured 4.5 feet above the average surface of the ground is prohibited, except as may be required for development permitted under this Ordinance, or permitted under the timber harvesting ordinance, or for reason of actual or potential danger to life or property.[4]

A tree survey was conducted by the Habitat Restoration Group in 1989-1990 on portions of the project site, including most of the lots currently proposed for development. This survey identified numerous trees with a trunk circumference exceeding 55 inches (17.5 inches diameter at breast height) that are protected within the RM Ddistrict. These trees primarily consist of coast live oak, but also include bay and pine. An updated tree survey was conducted by LandWatch Incorporated (2008) to determine the current number, species and size of protected trees present within the lots proposed for development. **Table 4.2-3**, below, identifies the trees protected by Section 12,020.1 of the Significant Tree Ordinance that are currently present within the lots proposed for development.

Table 4.2-3
RM District: Protected Trees Present in Development Area

Location (Lot #)	Tree Species	DBH	No. of Trees
1	Coast live oak	20"	1
2	Coast live oak	19"	1
~~3~~	~~Coast live oak[5]~~	~~12"~~	~~1~~
~~3~~	~~Coast live oak[6]~~	~~16.5"~~	~~1~~
3	Coast live oak	18"	1

4 A trunk circumference of 55 inches is equivalent to a diameter of approximately 17.5 inches.

~~5 All mature trees were surveyed by Land Watch, Incorporated in 2008. However, only trees with a circumference of 17.5 inches or greater would be protected by the significant tree ordinance in the RM District.~~

~~6 Ibid.~~

Parcel Map & Construction Process for Chamberlain
Lots 1-4 Bunker Hill Lots (Should not be used for other lots (i.e., Lots 8 and 11)

Install Crosswalk at Tico and Allegeny???	Prior to recordation of Parcel Map
Pay Park In-lieu Fee	Prior to recordation of Parcel Map
Record Parcel Map w/ Conservation Easement Noted & Note per COA 12	
Recordation of Conservation Easement	JUST after Recordation of Parcel Map
5 Hard Cards Required 1 for subdivision 1 for each of 4 homes	
Staff: Take pics of vegetation at sites to be replaced	Prior to issuance of 1st hard card
Schedule of Grading Operations	Prior to issuance of 1st hard card
Tree Protection Plan	Prior to issuance of 1st hard card
Construction Traffic Management Plan	Prior to issuance of 1st hard card
NOI & SWPPP (see AQ-1)	Prior to issuance of 1st hard card
Revised Grading Plan per MM GEO-1, 2b, 4, 5, HAZMAT 3, COA 18	Prior to issuance of 1st hard card
Mitigation Monitoring Contract w/ County	Prior to issuance of 1st hard card
Design-level Geotech Investigation (Lots 1 –4)	Prior to issuance of 1st hard card
Erosion and Sediment Control Plan & INSPECTION (no wet season grading)	Prior to issuance of 1st hard card
Issuance of 2nd –5th hard cards	AFTER issuance of BLD Permit
Comply with Grading & Staging Limits Plan	During grading & construction
Bat Survey	14-days Prior to tree removal/ issuance of hard card
Woodrat Survey	30-days Prior to issuance of hard card
Bird Survey	14-days Prior to tree removal/ issuance of hard card
Drainage Inspection by Jean DM (COA 38)	Prior to BLD approval
Comply with Model Landscape Ordinance	Prior to BLD approval
Compliance with C3	Prior to BLD approval
INI Improvements	Prior to BLD approval
Lighting Plan	Prior to BLD approval
Tree Replacement Plan	Prior to tree removal/BLD approval
Final of Grading Permit	End of Grading
Stormwater O&M Agreement	Prior to BLD Final
Plant 8 + 14 trees	Prior to BLD Final
Fuel Break	Prior to BLD Final
Replacement of vegetation removed	Prior to BLD Final
Deed Restriction (COA 34)	Prior to sales of lots

Call
Chris on
4U & H12

Talked To Chris 1/24
He Will Look into

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND. #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
		• Equipment and trucks used for project grading and construction would utilize the best available noise control techniques (e.g., improved exhaust mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds) in order to minimize construction noise impacts. • Equipment used for project grading and construction would be hydraulically or electrically powered impact tools (e.g., jack hammers and pavement breakers) wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers would be used on other equipment. Other quieter procedures would be used such as drilling rather than impact equipment whenever feasible. • The grading and construction activity would be kept to the hours of 7:00 AM to 7:00 PM, Monday through Friday. Saturday hours (8:00 AM to 5:00 PM) are permitted upon the discretion of County approval based on input from nearby residents and businesses. Saturday construction (8:00 AM to 5:00 PM) would be allowed once the buildings are fully enclosed. Noise generating grading and construction activities shall not occur at any time on Sundays, Thanksgiving and Christmas. • Residential property owners within 200 feet of planned construction areas shall be notified of the construction schedule in writing, prior to construction; the project sponsor shall designate a "disturbance coordinator" who shall be responsible for responding to any local complaints regarding construction noise; the coordinator (who may be an employee of the developer or general contractor) shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented; a telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site.	DEVELOPER BKF - CIVIL		See Plans References Below SEE CONDITIONS OF APPROVAL NOISE NOTES 1 THROUGH 3 ON SHEET C0.20 OF THE STREET IMPROVEMENT PLANS AND SHEETS C1.20, C2.20, C3.20 AND C4.20 OF THE LOT IMPROVEMENT PLANS.	
	4u	Mitigation Measures HAZMAT-2: As required by the San Mateo County Fire Protection Ordinance Section 3.84.100, individual property owners for Lots 1-4 and 9, 10, and 11 shall be responsible for maintaining a fuel break by removing all hazardous flammable materials or growth from the ground around each home for a distance of to 100 feet from its exterior circumference, for the life of the project. Property owners of lots listed above shall arrange with the property owner of the open space parcel to obtain legal access to the open space parcel for the purpose of vegetation clearance. This would not include the authorization of tree removal for trees protected by the RM zoning regulations or "major removal" of vegetation requiring an RM Permit. For the twelve parcels that constitute the project site the removal of trees or other vegetation providing screening of the eleven residences such that the residences are made significantly more visible from public viewing location(s) shall constitute a "major removal" requiring an RM Permit. This requirement shall be recorded as a deed restriction on Lots 1 through 4, and 9, 10, and 11 when the lots are sold.	FUTURE OWNER / DEVELOPER		Not Applic. to 1-4 Now FUTURE BUILDING CONDITION. LOTS 5 THROUGH 11 HAVE NOT RECEIVED AUTHORIZATION TO PROCEED	

CONDITION			DESIGN TEAM			
* or ** or *** or ****	COND #	CONDITION TEXT	Design Team Responsibility	Time Frame	Status	LDIA ADDENDUM A, B OR C
	12	The Final Map will include a note stating that "any development of the project parcels must comply with the conditions of approval, as approved by the Board of Supervisors on April 27, 2010."	BKF - CIVIL	what about on "Parcel Map. →		Same statement ??
Conditions of Approval for Certification of Draft and Final EIR						
	13	Per CEQA Section 15095, the applicant shall provide a copy of the final certified Final EIR to all responsible agencies. The applicant must complete this requirement within fourteen (14) days of the final approval of this project.	OWNER		Done Yet ??	
	14	The applicant shall coordinate with the project planner to record the Notice of Completion and pay an environmental filing fee of $2,792.25 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a $50 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.	OWNER		Done Yet ??	
Conditions of Approval for Major Subdivision and Lot Line Adjustment						
	15	The applicant shall record the conservation easement, as approved by the Board of Supervisors, according to the process described in Condition 11.	OWNER	Prior to	recording Final Map	
	16	Prior to the recordation of the Final Map, the property owner shall either produce a deed showing the donation of the land to a park service provider or pay an in-lieu fee, meeting the requirements of Section 7055.3 of the County Subdivision Regulations. A worksheet showing the prescribed calculation appears as Attachment U of the staff report for the January 13, 2010 hearing. As of the date of this report, the in-lieu fee for this subdivision is $236.50. The fee shall be re-calculated at the time of Final Map recording as indicated in the County Subdivision Regulations.	OWNER		prior to Final Map Recordation	
Conditions of Approval for Grading Permit and Tree Removals						
	17	Twelve (12) separate Grading Permit hard cards are required, one for the subdivision improvements and one for each of the eleven homes. "Hard cards" shall be issued according to the following schedule: a. The "hard card" for grading of improvements related to the subdivision (including a sidewalk for Lots 5-8 and all shared access ways) may be issued after the final approval of this project, subject to the approval of the Planning and Building Department's Geotechnical Engineer, Department of Public Works and the Current Planning Section, and subject to the conditions below. b. The "hard card" for grading of improvements related to the residences (the preparation of building sites and yard areas) can only be issued simultaneously or after the issuance of a building permit for the construction of each new residence, subject to the approval of the Planning and Building Department's Geotechnical Engineer, Department of Public Works and the Current Planning Section.	BKF - CIVIL		(a) Lots 1-4 Need Encroachment Permit For Improvement Work NOT A grading permit (b) at or after 4 Buildings Permits Lots 1-4 issued	
	18	Lots 1-4: Prior to issuance of grading permits, BKF shall prepare cross sections through each lot illustrating existing slopes, proposed final slopes, areas of fill placement and the stepping of houses across the slope. No fill placement will be permitted downslope of proposed residences (with the exception of fill as shown on the grading plans as approved by the Board of Supervisors).	BKF - CIVIL	For GRD Permit Not Parcel Map	SEE SHEETS C1.40, C2.40, C3.40 AND C4.40 OF THE LOT IMPROVEMENT PLANS FOR CROSS SECTIONS AND GRADING PLANS.	
	19	Per the mitigation measures in the MMRP, tree removals and grading shall proceed as specified:				

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	Additional Requests			
	Conditions of Approval comments from Pete			
	Conditions of Approval Comments from Applicant			

See

Conditions

30 thru 36

For Geo.

Involvement.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal, documents and plans as described in this report and materials approved by the Planning Commission on December 9, 2009. 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.

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.

4. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines, including:

    a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

    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 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, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

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 and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilizing designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.

5. The applicant shall submit an erosion and sediment control plan for the proposed utility and access improvements for Planning staff review and approval prior to installation of said utilities/improvements. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.

6. Unless approved, in writing, by the Community Development Director, no grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion. The applicant shall submit a letter to the Current Planning Section, a minimum of two (2) weeks prior to commencement of grading, stating the date when grading will begin.

7. 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 $13,554.22, but shall be calculated at time of recordation using the most recent assessed value of the parcel as required by Section 7055.3 of the Subdivision Regulations.

8. All future structures to be built on the project site shall be designed to incorporate permanent stormwater control measures in conformance with Bay Area Stormwater Management Agencies Association (BASMAA) Guidelines. This requirement shall be included as a note on the final map and shall be recorded on all deeds for parcels created by this subdivision. Prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Planning Department for conformance with this condition.

9. Should cultural resources be encountered during site work, all work shall immediately be halted in the area of discovery and the applicant shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording,

protecting, or curating shall be borne solely by the applicant. The archaeologist shall be required to submit to the Community Development Director for review and approval, a report of the findings and methods of curation or protection of the resources. No further site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

10. Building permits shall be applied for and obtained for the Building Inspection Section for any future construction on any of the 25 created parcels indicated for development after filing the final map.

11. The applicant must incorporate the use of pervious materials in the designs of driveways, patio areas, walkways, etc., for all future construction on the 25 parcels indicated for development. Pervious materials include, but are not limited to, pervious pacers on sand, turf block, pervious pavement, porous asphalt or gravel.

12. 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 Scheduled. Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration.

13. All utilities serving the subdivision shall be installed underground.

EIR Mitigation Measures

Additional language added by Planning Staff in Italics.

14. In addition to the required site Conservation Easements, Tree Replacement Program and Tree Mitigation and Monitoring Plan (refer to Section IV.c, Biological Resources; Mitigation Measures BIO-2a, 2b and 2c), off-site visual impacts shall be considered during the development of the designated Tree Replacement Program and Tree Mitigation and Monitoring Plan where landscaping shall be designed by the applicant's arborist in coordination with the County Planning and Building Director to buffer on-site development (i.e., residential and roadway uses), as well as to assist with screening of the light and glare of the proposed lights from off-site surrounding viewsheds. Depending on the time of day and year, the new non-deciduous trees could result in temporary shadows in the immediate downhill project vicinity as the trees and vegetation mature. *The above referenced "Tree Replacement Program and Tree Mitigation and Monitoring Plan" shall be submitted by the applicant prior to recordation of the Final Map. Said Plan must be reviewed and approved by the Current Planning Section prior to recordation of the Final Map.*

15. To the extent feasible, trees and shrubs shall be selected to aid in the screening of structures from off-site. Native landscaping species shall be used in the landscaping plan. However, non-native, fast growing trees and shrubs could be used within building areas to promote interim screening.

16. To the extent possible, environmental conditions shall be maintained to sustain native species. Particular attention shall be given to utilize xeric landscaping and to retain or plant native landscape buffers at key visual access points.

17. A detailed landscape and irrigation plan for general subdivision and common areas anticipated to be landscaped shall be submitted for County review *and approval*, prior to *recordation* of the Final Map.

18. Reflective glass or other glaring materials shall be discouraged. The exterior of the proposed dwellings shall be constructed of non-reflective materials such as, but not limited to: high-performance tinted non-reflective glass, metal panel, and pre-cast concrete or cast in-place or fabricated wall surfaces. The proposed materials will be reviewed and approved by the Planning and Building Director prior to approval of the Final Map.

19. Where streetlights or outdoor area lighting is proposed, the lighting shall be of a low-intensity variety. Residential lighting would be kept to a minimum to meet safety standards, reduce light and glare. Lighting paths, entranceways, and outdoor living areas shall be directed downward to reduce nuisance to adjacent properties. Selection of specific lighting standards for the development would be based on minimizing ambient light. *Prior to recordation of the Final Map, the applicant shall submit a street lighting plan for review and approval by the Current Planning Section. Said plan can be submitted as part of the subdivision improvement plans.*

20. In addition to Condition 14 (FEIR Mitigation Measure AES-1), tree planting shall be required along the internal roadways and within the project site where effective at softening the effects of light and glare from cars and structures.

21. Under BAAQMD CEQA Guidelines, implementation of the mitigation measures listed below is required during demolition, grading, and construction of the proposed project. These mitigation measures shall be implemented for all areas (both on-site and off-site) where construction activities will occur:

    a. Sprinkle water on all active construction areas at least twice daily and more often when conditions warrant.

    b. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least two feet of freeboard.

    c. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.

    d. Sweep daily all paved access roads, parking areas and staging areas at construction sites.

    e. Sweep streets daily if visible soil material is carried onto adjacent public streets.

f. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas.

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 to 15 miles per hour.

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.

k. Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site.

l. Suspend grading activities when winds exceed 25 miles per hour and visible dust clouds cannot be prevented from extending beyond active construction areas. Given wind conditions at the site, winds exceeding 25 miles per hour can be expected from time to time, so periods of suspended construction activity can be expected.

m. Limit the area subject to excavation, grading and other construction activity at any one time.

n. Construction equipment generates diesel exhaust, which is a known TAC that poses both a health and nuisance impact to nearby receptors. NO_x from equipment exhaust contributes to regional O3 formation. Though not required under the BAAQMD CEQA Guidelines, the control measures listed below should be implemented during the grading phase of the project to minimize diesel TAC and NO_x emissions.

   (1) Opacity is often an excellent indicator of exhaust particulate emissions from off-road diesel powered equipment. The project shall ensure that emissions from all construction diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately.

   (2) Where possible, to control TACs and PM_{10}, use reformulated or alternative diesel fuels. For equipment with engines built in 1994 or later, consider using B80 or B100 fuel, (80 percent or 100 percent biodiesel fuel). B100 reduces TAC emissions by approximately 80 percent to 90 percent. In pre-1994 engines, use B-20 fuel, (a mixture of 20 percent biodiesel and 80 percent fossil diesel fuel). If B20 is used, the fossil diesel component should be CARB low-sulfur fuel (less than 15 ppmw). Other fuels include synthetic diesel fuel and aqueous diesel fuel.

(3) If a certified unit is available for an individual piece of equipment, the contractor shall utilize an oxidation catalyst or catalytic particulate filter on all diesel powered equipment rated above 50 horsepower. These systems require CARB low-sulfur diesel fuel. Commercial fossil diesel fuel is available with near-zero sulfur levels. Biodiesel is also CARB certified as low-sulfur (near-zero ppmw).

(4) Where possible, the contractor shall use Purinox additive or equivalent. Depending on equipment, this reduces emissions of both NO_x and PM_{10} by 20 percent to 40 percent.

(5) The contractor shall install temporary electrical service whenever possible to avoid need for independently powered equipment (e.g., compressors).

(6) Diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site.

(7) Properly tune and maintain equipment for low emissions.

(8) The County shall designate a Disturbance Coordinator responsible for ensuring that mitigation measures to reduce air quality impacts from construction are properly implemented. The Disturbance Coordinator shall be responsible for notifying adjacent landowners of construction activities and schedule, and shall provide a written list of the aforementioned dust control measures. The list shall identify a contact person that will respond to any complaints. A log shall be kept of all complaints and the actions taken to remedy any valid complaint as well as the response period.

22. Additional soil samples at the project site shall be obtained and tested for the presence of naturally occurring asbestos by a state certified testing laboratory in accordance with requirements of the CARB and the BAAQMD and the results shall be provided to the County Planning and Building Department. *Said testing shall occur prior to the issuance of the grading permit hard card and prior to any site disturbance.* If naturally occurring asbestos is identified at the site, a site health and safety (H&S) plan, including methods for control of airborne dust, shall be prepared that shall control dust generating excavation and compaction of material containing naturally occurring asbestos. Methods to control naturally occurring asbestos dust shall include those indicated in OPR's "CEQA and Asbestos: Addressing Naturally Occurring Asbestos in CEQA Documents," Appendix 2. These include water wetting and/or chemical sealant application, excavation only during calm periods, rinsing of vehicles and equipment, covering loads of excavated material, vegetative reclamation, and asphalt cement paving.

23. To avoid substantial adverse affects to special-status plants as a result of project construction, a focused survey shall be conducted in late February or March to determine the

presence or absence of special-status plants within the project site. The surveys shall be conducted by a qualified biologist and will follow survey protocols acknowledged by the CNPS, CDFG, and USFWS. A qualified biologist is an individual who possesses the following qualifications: (1) experience conducting floristic field surveys; (2) knowledge of plant taxonomy and plant community ecology; (3) familiarity with the plants of the area, including rare, threatened and endangered species; (4) familiarity with the appropriate state and federal statutes related to plants and plant collecting; and (5) experience with analyzing impacts of development on native plant species communities.

Following the completion of the surveys, a survey results report shall be prepared and provided to the County. *Said survey report must be prepared and submitted to the County prior to the issuance of the grading permit hard card or any other site disturbance.* This report shall be a condition of project approvals and shall include, but shall not be limited to, the following: (1) a description of the survey methods; (2) a discussion of the survey results; and (3) a map showing the development area and the location of any special-status plants encountered.

If no special-status plants are encountered in the development area, no further mitigation would be required, unless additional measures are required by the resource and regulatory agencies as a condition of their permit approvals. However, if special-status plant species are encountered, a Mitigation Program shall be prepared by the qualified biologist and shall include measures such as revising the proposed development plans to allow for avoidance and protection of the on-site population, providing permanent protection of an existing on- or off-site population of the species in the region at a 2:1 acreage ratio, or transplanting the individuals (or, if annuals, collecting and storing seeds) to permanent preserved habitat on- or off-site at a 1:1 acreage ratio. The Mitigation Program shall also outline measures to ensure the protection and management of the population prior to, during, and following project construction if the population will be avoided, including a mechanism to ensure permanent protection of the population from development (e.g., conservation easement) and/or, if applicable, measures for transplanting or protecting, managing, and monitoring the population on- or off-site.

24. *Prior to recordation of the Final Map or submittal of the subdivision improvement plans,* the project applicant shall redesign the portion of the proposed project that would be developed in proximity to the existing population of summer lupine to avoid removal of the plant species. *The redesigned site plan shall be reviewed and approved by the Current Planning Section and the Department of Public Works* prior to finalizing project site plans. The applicant shall provide a detailed map of summer lupine occurrences within the project site *as part of their redesign submittal.* This map will be reviewed in order to determine if any changes to the project design are necessary to avoid removal of the butterfly host plant. Such changes to be considered shall include, but are limited to, any one or combination of the following:

- Move all or a portion of the southwestern lot lines for Lots 22 and 23 to not include the summer lupine.

- Relocate the proposed drainage infrastructure that would cross through the location of the summer lupine further up the slope or to such a location that would avoid removal of the summer lupine.

- Relocate the proposed trail that would cross through the location of the summer lupine further up the slope or to such a location that would avoid removal of the summer lupine.

- Relocate the proposed Emergency Vehicle Access (EVA) road to avoid removal of the summer lupine.

- The project applicant shall include MBB larval host plant species of lupine in the conservation easement on the project site.

- Prior to issuance of a grading permit *hard card* by the County of San Mateo, the project applicant shall consult with USFWS to ensure that project implementation will not result in a "take" of the MBB. Mitigation Measures listed above could meet some or all of USFWS's permit requirements. However, if avoidance of lupine is not possible, it is possible that USFWS will need to issue an incidental take authorization and/or require additional mitigation such as a financial contribution to an existing habitat conservation plan for the MBB, placing a conservation easement over preserved portions of the project site where the lupine is being avoided, or some other conservation plan to protect the viability of the species and its habitat.

25. To avoid impacting nesting birds and/or raptors, **one** of the following must be implemented:

    a. Conduct vegetation removal and other ground disturbance activities associated with construction during September through March, when birds are not nesting; or

    b. Conduct pre-construction surveys for nesting birds if construction is to take place during the nesting season. A qualified wildlife biologist shall conduct a pre-construction raptor survey no more than 30 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity (at least 300 feet around the project site). If active nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with the CDFG and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of the nest shall be deferred until the young birds have fledged. A minimum exclusion buffer of 25 feet is required by CDFG for songbird nests, and 200 to 500 feet for raptor nests, depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel restricted from the area. A survey report by the qualified biologist verifying that the young have fledged shall be submitted to the County prior to initiation of grading in the nest-setback zone.

26. To avoid impacting breeding or hibernating bats, tree and snag removal shall occur in September and October after the bat-breeding season, and before the bat hibernation season. If snag and tree removal is to take place outside of this time frame, a pre-construction bat survey shall be conducted. If no roosting bats are found during the survey, no further mitigation would be required. If bats are detected, a 50-foot buffer exclusion zone shall be established around each occupied snag or tree until the roosting activities have ceased.

27. Prior to project implementation, the project applicant shall retain a certified arborist or other qualified professional (approved by the County of San Mateo) to prepare an application for a Significant and/or Heritage Tree Removal Permit. The arborist shall verify and update tree survey data collected in August 2003 in order to confirm the accuracy of tree's size (circumference), tree health and other pertinent data collected within the project site. Based on the updated tree survey data, and an overlay of current project development plans on the map of existing trees for the project site, the applicant's arborist shall provide a map and census of trees to be removed by the proposed project that will accompany the tree removal application. The applicant's arborist shall also prepare a Tree Replacement Plan and determine the appropriate tree replacement ratio in coordination with the County Planning and Building Director.

28. Prior to commencement of construction activities, a certified arborist or other County approved professional shall review the final project plans to determine the potential for damage to occur to any trees that are not proposed for removal. If the arborist determines that any Significant and/or Heritage tree would be adversely affected by the project either through immediate damage or through damage that affects the long-term health of the tree eventually causing disease or death, the project applicant shall replace these identified trees on or near the project site in compliance with the County's tree replacement requirements; the appropriate tree replacement ratio will be determined in coordination with the County Planning and Building Director. The following measures shall be implemented to avoid and/or minimize for potential indirect impacts to preserved trees before, during, and following construction activities:

Pre-Construction

- Fencing: Protective fencing at least 3 feet high with signs and flagging shall be erected around all preserved trees located adjacent to proposed vegetation clearing and grubbing, grading or other construction activities. The protective fence shall be installed at a minimum of 5 feet beyond the tree canopy dripline. The intent of protection fencing is to prevent inadvertent limb/vegetation damage, root damage and/or compaction by construction equipment. The protective fencing shall be depicted on all construction plans and maps provided to contractors and labeled clearly to prohibit entry, and the placement of the fence in the field shall be approved by a qualified biologist prior to initiation of construction activities. The contractor shall maintain the fence to keep it upright, taut and aligned at all times. Fencing shall be removed only after all construction activities are completed.

- Pre-Construction Meeting: A pre-construction meeting shall be held between all site contractors and a registered consulting arborist and/or a qualified biologist. All site contractors and their employees shall provide written acknowledgement of their receiving sensitive natural community protection training. This training shall include, but shall not be limited to, the following information: (1) the location and marking of protected sensitive natural communities; (2) the necessity of preventing damage to these sensitive natural communities; and (3) a discussion of work practices that shall accomplish the purpose of mitigation measures.

During Construction

- Fence Monitoring: The protective fence shall be monitored weekly during construction activities to ensure that the fencing remains intact and functional, and that no encroachment has occurred into the protected natural community; any repairs to the fence or encroachment correction shall be conducted immediately.

- Equipment Operation and Storage: Contractors shall avoid using heavy equipment around the sensitive natural communities. Operating heavy machinery around the root zones of trees would increase soil compaction, which decreases soil aeration and, subsequently, reduces water penetration into the soil. All heavy equipment and vehicles shall, at minimum, stay out of the protected zones unless where specifically approved in writing and under the supervision of a registered consulting arborist and/or a qualified biologist.

- Materials Storage and Disposal: Contractors shall not store or discard any construction materials within the fenced protected zones, and shall remove all foreign debris within these areas. However, the contractors shall leave the duff, mulch, chips and leaves around the retained trees for water retention and nutrient supply. In addition, contractors shall avoid draining or leakage of equipment fluids near retained trees. Fluids such as gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners and glycol (anti-freeze) shall be disposed of properly. The contractors shall ensure that equipment be parked at least 50 feet and that equipment/vehicle refueling occur at least 100 feet from fenced tree protection zones to avoid the possibility of leakage of equipment fluids into the soil.

- Grade Changes: Contractors shall ensure that grade changes, including adding fill, shall not be permitted within the fenced protected zone without special written authorization and under supervision by a registered consulting arborist and/or a qualified biologist. Lowering the grade within the fenced protected zones could necessitate cutting main support and feeder roots, thus jeopardizing the health and structural integrity of the tree(s). Adding soil, even temporarily, on top of the existing grade could compact the soil further and decrease both water and air availability to the tree roots. Contractors shall ensure that grade changes made outside of the fenced protected zone shall not create conditions that allow water to pond.

- Trenching: Except where specifically approved in writing beforehand, all trenching shall be outside of the fenced tree protection zone. Roots primarily extend in a horizontal direction forming a support base to the tree similar to the base of a wineglass. Where trenching is necessary in areas that contain roots from retained trees, contractors shall use trenching techniques that include the use of either a root pruner (Dosko root pruner or equivalent) or an Air-Spade to limit root impacts. A registered consulting arborist shall ensure that all pruning cuts shall be clean and sharp to minimize ripping, tearing and fracturing of the root system. Root damage caused by backhoes, earthmovers, dozers or graders is severe and may ultimately result in tree mortality. Use of both root pruning and Air-Spade equipment shall be accompanied only by hand tools to remove soil from trench locations. The trench shall be made no deeper than necessary.

- Erosion Control: Appropriate erosion control best management practices (BMPs) shall be implemented to protect preserved protected trees during and after project construction. Erosion control materials shall be certified as weed free.

- Inspection: A registered consulting arborist shall inspect the preserved trees adjacent to grading and construction activity on a monthly basis for the duration of the project. A report summarizing site conditions, observations, tree health and recommendations for minimizing tree damage, shall be submitted by the registered consulting arborist following each inspection.

Post-Construction

- Mulch: The contractors shall ensure that the natural duff layer under all trees adjacent to construction activities shall be maintained. This would stabilize soil temperatures in root zones, conserve soil moisture, and reduce erosion. The contractors shall ensure that the mulch be kept clear of the trunk base to avoid creating conditions favorable to the establishment and growth of decay causing fungal pathogens. Should it be necessary to add organic mulch beneath retained oak trees, packaged or commercial oak leaf mulch shall not be used as it may contain root fungus. Also, the use of redwood chips shall be avoided, as certain inhibitive chemicals may be present in the wood. Other wood chips and crushed walnut shells can be used, but the best mulch that provides a source of nutrients for the tree is its own leaf litter. Any added organic mulch added by the contractors shall be applied to a maximum depth of 4 inches where possible.

- Watering Adjacent Plant Material: All installed landscaping plants near the protected tree zones shall require moderate to low levels of water. The surrounding plants shall be watered infrequently with deep soaks and allowed to dry out in-between rather than frequent light irrigation. The soil shall not be allowed to become saturated or stay continually wet, nor should drainage allow ponding of water. Irrigation spray shall not hit the trunk of any tree. The contractors shall maintain a 30-inch dry-zone around all tree trunks. An above ground micro-spray irrigation system shall be used in lieu of typical underground pop-up sprays.

- Monitoring: A registered consulting arborist shall inspect the trees preserved on the site adjacent to construction activities for a period of two years following the completion of construction. Monitoring visits shall be completed quarterly, totaling eight visits. Following each monitoring visit, a report summarizing site conditions, observations, tree health, and recommendations for promoting tree health shall be submitted to the County. Additionally, any tree mortality shall be noted and any tree dying during the two-year monitoring period shall be replaced at a minimum 2:1 ratio on-site in coordination with the County.

29. Mitigation for the approximately 2.8 acres of Coast Live Oak Woodland that would be removed by project construction shall be accomplished through one or a combination of the following mitigation options:

- Establish Oak Woodland Conservation Easement: Under California PRC §21083.4, mitigation for conversion of oak woodlands can be accomplished, in part, by conserving existing oak woodland habitat. For every acre of oak woodland impacted on the project site, one acre of the same oak woodland type shall be protected off-site in perpetuity through a conservation easement or fee title dedication, to be approved by the County and CDFG. The proposed open space areas would be protected under a permanent conservation easement or fee title dedication, to be approved by the County and CDFG, and implemented prior to project construction. The easement or agreement would specify that the oak woodland habitat is to remain in perpetuity, and shall specify the land management and maintenance practices designed to protect the habitat, shall include a baseline report documenting the existing habitat conditions (i.e., a tree survey conducted by a registered professional forester or a certified arborist), shall include a habitat monitoring plan, shall include an oak woodland education program for project residents, shall designate the party responsible for all actions related to management and maintenance, and shall specify limitations and restrictions on land use (i.e., access, fencing, grazing, tree planting or pruning, response to catastrophic events such as wildfire or pest invasion).

- Plant Replacement Trees On-site and Prepare/Implement Mitigation and Monitoring Plan: Under California PRC §21083.4, mitigation for conversion of oak woodlands can be accomplished, in part, by planting an appropriate number of trees, including maintaining the plantings and replacing dead or diseased trees. Mitigation for the approximately 2.8 acres of oak woodland that would be removed by project construction shall be accomplished through planting replacement trees at a ratio to be determined in coordination with the County Planning and Building Director (refer to Mitigation Measure BIO-2a). As part of the proposed project, conservation areas will be set aside to accommodate replacement tree plantings. These areas will be protected under a permanent conservation easement or fee title dedication, to be approved by the County and CDFG, and implemented prior to project construction. The easement or agreement shall specify that the oak woodland habitat is to remain in perpetuity, and shall specify the land management and maintenance practices designed to protect the habitat. It shall also specify limitations and restrictions on

land use (i.e., access, fencing, grazing, tree planting or pruning, response to catastrophic events such as wildfire or pest invasion).

A Tree Mitigation and Monitoring Plan will be prepared by an arborist or other County-approved professional showing the species, size, spacing and location of plantings and the location and species of established vegetation. The plan shall be subject to approval by the County. The mitigation oaks shall be maintained for a period of no less than seven years from the date of planting, and replaced if mortality should occur during that seven-year period. Irrigation shall be required for the first five years following planting; the trees should be able to survive without irrigation for the last two years of the seven-year maintenance period. During the seven-year maintenance period, dead or dying trees shall be replaced with trees of the same species and size in order to achieve an 80 percent survival rate at the end of the seven-year period. If an 80 percent survival rate is not achieved at the end of the seven-year period, all dead or dying trees at that time shall be replaced.

The Tree Mitigation and Monitoring Plan shall identify who is responsible for maintaining and replacing trees during the maintenance period. The property owner or other party responsible for maintaining the replacement trees shall submit an annual report to the County on or before July 1st of each year documenting the condition of the trees, and identifying which trees have been replaced or will need to be replaced. An agreement to maintain the replacement trees in accordance with the Tree Mitigation and Monitoring Plan shall be signed by the owner of the property on which the trees are located, and by any other party who has been designated as responsible for maintaining the replacement trees, and by the applicant if the trees are planted off the project site, and a security shall be provided to the County in an amount sufficient for the County to maintain and potentially replace the trees for a seven-year period if the responsible party fails to do so. The security may be in the form of a letter of credit, certificate of deposit or other security as approved by the County. The amount of the security shall be determined by an estimate from a professional landscaper submitted by the property owner, or the applicant for the cost of maintaining the trees and potentially replacing them over the seven-year maintenance period plus 10 percent to administer said maintenance and tree replacement contract, or in an amount established by the County after professional consultation. During the seven-year maintenance period, if the responsible party fails to maintain the replacement trees as required herein, the County shall be authorized to use the security to fund replacing dead or dying trees or maintenance of the trees. At the end of the seven-year maintenance program, the certified arborist shall conduct an inspection of the replacement trees. If the required 80 percent survival rate has not been achieved, all dead or dying trees shall be replaced and any funds remaining in the security shall be forfeited. If the required 80 percent survival rate has been achieved, any funds remaining in the security shall be released.

- Contribute to Oak Woodlands Conservation Funding: Contribute a fee to the California Wildlife Conservation Board's Oak Woodlands Conservation Fund or other mitigation fund established by the County using the following formula:

[fee = 1.0 x acres of impacted oak woodland x current land value]. All contributions to the State Oak Woodlands Conservation Fund, or other mitigation fund, shall specify that these moneys will be used to purchase mitigation oak woodlands in the County. An administration fee equal to 10 percent of the mitigation fee shall also be required to cover the County's costs associated with this option. The in-lieu fee shall be prorated for the development plans and collected at the time of project approval. The determination of appropriate fund contribution shall be approved by the County and CDFG, and shall be contributed prior to the initiation of project construction.

30. The applicant shall retain a qualified engineering geologist to observe all excavations for evidence of weak zones, adverse bedding and joints, within bedrock. Weak zones can be identified by: (1) adversely oriented bedding, joints or shears, or (2) the presence of sheared clayey material typical of the melange matrix. Any weak zones shall be evaluated to determine whether they present a potential zone for future landsliding based on planned final site grades and appropriate mitigation shall be included. Additionally, such zones shall be protected from groundwater derived from infiltrating rainfall, irrigation, and leaking pipes by installing appropriate subdrains and sloping surface grades.

31. Where new fill slopes are planned on residential lots, the applicant shall retain a qualified engineering geologist to perform settlement and slope stability analyses to evaluate the static and seismic performance of the proposed sloped fill. Where encountered, the potential hazard posed by these conditions shall be evaluated from a standpoint of temporary and permanent slope stability. Also, the engineering geologist shall provide technical input and review surface and subsurface drainage plans and specifications for compliance with the geologist's recommendations.

32. All unnecessary fill utilized during site grading shall be removed off-site after construction activities are completed.

33. The applicant shall retain a qualified engineering geologist to provide technical input and review of the surface and subsurface drainage systems for the purpose of reducing the potential for adverse impacts, such as shallow and deep-seated landslides, on and adjacent to site. Common design issues that may require technical input include: (1) the location of surface and subsurface drainage alignments, especially within filled slopes, (2) selection of water discharge locations, (3) separation of surface and subsurface water collection pipes, (4) location of pipe cleanouts, and (5) recommendations for controlling groundwater flow through trench backfill.

34. The site stormwater drainage system (including individual systems for each residence) shall include redundancies to prevent discharge of uncontrolled runoff onto the site slopes in the event one or more components of the stormwater system becomes clogged or otherwise incapacitated. Concentrated runoff shall not be allowed to flow over graded slopes or over areas of thick soil, colluvium or fill.

35. One or more of the following methods shall be incorporated into the final site grading plan, subject to approval by the County Planning and Building Director:

- Excavate and remove materials affected by erosion in areas where the topography allows a cut to daylight at acceptable inclinations.

- Excavate a key at the base of the slope or resistant rock in the erosion area. Rebuild the slope with compacted, drained, engineered fill over a geogrid to allow for slope reconstruction at a steep inclination.

- Construct structural retaining walls or terrace walls in the erosion areas. A wall can be constructed at the top of the eroded area and then trim the erosional features away from below the wall.

Additionally, all of the following measures shall be implemented:

- Permanent erosion control measures shall be placed on all slopes, including all slopes shall be hydroseeded.

- The project geotechnical consultant shall be involved in reviewing the final grading and drainage plans, as well as perform construction observation services during grading to ensure that erosion control mitigation measures are performed. Based on the results of design-level investigations, more aggressive permanent erosion control measures shall be evaluated to minimize surface runoff velocities and erosion potential. Additionally, a Stormwater Pollution Prevention Plan (SWPPP) shall be prepared with the grading plans to fulfill regulatory requirements.

36. To ensure the applicant's geotechnical consultant is given the opportunity to participate in the final design and construction phases of the project, the applicant's consultant (registered geotechnical engineer and registered engineering geologist) shall review and approve the final grading, drainage, and foundation plans and specifications. Also, upon completion of construction activities, the applicant's consultant shall provide a final statement indicating whether the work was performed in accordance with project plans and specifications, and the consultant's recommendations. All mitigations and final design recommendations will be reviewed and approved by the County prior to issuance of applicable permits and approval of the final map.

37. In accordance with the State of California's General Permit for Construction Activities (General Permit), the applicant shall prepare a SWPPP. The SWPPP shall comply with the requirements of the General Permit and be incorporated into the construction documents. The SWPPP would provide specific information regarding BMPs for both the construction and post-construction stormwater management that would be incorporated into the project. As part of the coverage under the General Permit, the applicant would file a NOI with the SWRCB within 30 days prior to the start of construction.

38. The project applicant shall replace the existing 15-inch pipe that crosses Ascension Drive and Enchanted Way with a new 21-inch storm drain pipe.

39. The project applicant shall replace the existing 30-inch outfall that crosses Polhemus Road with a 36-inch pipe sloped at 2 percent.

40. The following measures shall be required to limit construction and related activities to the time of the day when the number of persons in the adjacent residential uses would be lowest:

    a. Construction activity shall be limited to the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

    b. No machinery shall be cleaned past 6:00 p.m. or serviced past 6:45 p.m., Monday through Friday.

    c. To minimize impacts to traffic and public safety, truck traffic for soil export from the project site shall be limited to between the hours of 10:00 a.m. and 3:00 p.m.

    d. No construction shall be allowed on Sundays and holidays or without permission from the County.

41. Feasible noise controls to minimize equipment noise impacts on nearby sensitive receptors shall be implemented. Feasible noise controls include improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds.

42. Equipment used for project construction shall be hydraulically or electrically powered impact tools (e.g., jack hammers) wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Where use of pneumatically-powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. A muffler could lower noise levels from the exhaust by up to about 10 dB(A). External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dB(A). Quieter procedures shall be used (such as drilling rather than impact equipment) wherever feasible.

43. Construction equipment with internal combustion engines shall not be allowed to idle unnecessarily. All equipment should be turned off when not in use.

44. All stationary noise-generating construction equipment, such as air compressors, shall be located as far as practical from existing nearby residences and other noise-sensitive land uses. Such stationary equipment shall be acoustically-shielded.

45. Heavy equipment, such as paving and grading equipment, shall be stored on-site whenever possible to minimize the need for extra heavy truck trip on local, residential streets.

46. The project applicant shall notify all residents within a 2,000-foot radius of the project of the project's estimated construction schedule. This notification shall include a description of the types of construction activities and their approximate duration.

47. A "noise disturbance coordinator," who would be responsible for responding to any local complaints about construction noise, shall be designated. This individual would most likely be the contractor or a contractor's representative. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.), if one is made, and shall require that reasonable measures warranted to correct the problem be implemented. A telephone number for the disturbance coordinator at the construction site shall be conspicuously posted and shall include the phone number in the notice sent to neighbors regarding the construction schedule.

48. Flagmen shall be utilized to facilitate the traffic flow until construction is complete, specifically if there are partial closures to streets surrounding the project site.

49. The project applicant shall submit building plans and plot plans to the County, San Mateo City Fire Department, and County of San Mateo Fire Department/Cal-Fire to provide appropriate fire hazard management recommendations for inclusion as project conditions of approval. Recommendations may include, but not be limited to, the following:

    - Pro-active fire prevention measures pertaining to property maintenance, vegetation management, and building construction using non-combustible materials in accordance with the Wildland Urban Interface Building Standards, to be evaluated by the County upon submittal of detailed building plans; and

    - The San Mateo City Fire Department recommends that all homes have fire sprinkler systems and hydrants with 4.5" x 2" x 2.5" outlets spaced at 300 feet, with roads a minimum of 26 feet wide. These specifications shall be included in building plans and confirmed by the County Building Inspection Section.

50. Prior to the issuance of grading permits, the County shall review the project's phasing plans to determine when the EVA road shall be installed in relationship to the development of on-site homes. The EVA improvements shall be included in the corresponding final map improvement plans, as reviewed by the County. In addition, the EVA road shall be designed to adhere to County of San Mateo Fire Department/Cal-Fire standards/guidelines, as shown below:

    - Parking shall be restricted to one side where the project road is less than 30 feet.

    - A driveway with a hammerhead/T turnaround to serve Lot 11 (flag lot) shall be provided. The top of the "T" shall be 70 feet in length. Alternatively, a 20-foot wide driveway with a hammerhead/T turnaround to serve both Lot 10 and Lot 11 (flag lots) shall be provided. The top of the "T" shall be 70 feet in length.

    - The San Mateo County Fire Department/Cal-Fire shall require a plan and profile of all roads within the project, including the primary and secondary access roads and all roads, dead-end driveways and fire turnarounds within the subdivision.

At building permit submittal, San Mateo County Fire Department/Cal-Fire shall require a report of findings justifying the greater than 15 percent slope throughout the project as specified by County Ordinance and a request for exemption.

51. The new private main access road is planned to be 32 feet in width in most areas and 22 feet in width at the east side of the project. Given the grades and curves, this width is inadequate to allow parking on both sides. Therefore, parking shall be allowed on one side of the road along all 32-foot segments. Additionally, parking shall not be allowed on the 22-foot wide section.

52. The haul route streets shall be limited to SR 92, West Hillsdale Drive, CSM Drive, Parrott Drive, Laurie Lane, and Bel Aire Road. That would minimize the number of residential streets used by trucks. Trucks shall not utilize Ascension Drive because of the existing traffic level and the steep grade.

53. Construction activity shall be limited to the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. No activity or staging shall occur outside these hours.

54. To minimize impacts to traffic and public safety, truck traffic for soil export from the project site shall be limited to between the hours of 10:00 a.m. and 3:00 p.m.

55. Loaded trucks shall be limited to a maximum speed of 20 mph when operating in residential areas.

56. No staging of trucks or construction equipment shall occur within the adjacent residential area at any time.

57. Temporary "truck crossing" signs shall be placed in both directions on Bel Aire Road near the site entrance. Flagmen shall be used, as necessary, to control traffic during the arrival and departure of trucks and equipment.

58. Construction workers shall be required to park on-site, i.e., no parking on Bel Aire Road or Ascension Drive.

59. If construction or haul trucks driving to and/or from the project site cause any substantial damage to private driveways in the immediate vicinity of the project site, such damage shall be repaired by, or paid for by, the project applicant.

60. As a condition of the grading permit required of the project applicant by the County, the applicant shall be responsible for the repair of any damage to roads resulting from the export of soil from the project site. Such repair shall be to the satisfaction of the San Mateo County Department of Public Works.

61. The applicant shall mitigate the project-generated increase in sewer flow such that there is a "zero net increase" in flow during wet-weather events, by reducing the amount of existing Inflow and Infiltration (INI) into the CSCSD sewer system. This shall be achieved through

the construction of improvements to impacted areas of the sewer system, with construction plans subject to CSCSD approval. Construction of improvements, as approved by the CSCSD, shall be completed prior to the start of the construction of the residences.

62. The applicant shall prepare and submit a facility recycling program for the collection and loading of recyclable materials prepared in response to the California Solid Waste Reuse and Recycling Access Act of 1991 as described by the CIWMB, Model Ordinance, Relating to Areas for Collecting and Loading Recyclable Materials in Development Projects, March 31, 1993. Adequate space or enclosures for recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

Building Inspection Section

63. Building permits shall be applied for and obtained from the Building Inspection Section for any future construction on the parcels created as a result of the filing of the final parcel map for this project.

64. All new construction shall comply with the most recent County Green Building Ordinance in effect at the time of building permit submittal.

Department of Public Works

65. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site.

66. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued.

67. 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.

68. The applicant shall prepare a plan indicating the proposed method of sewering 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.

69. 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.

70. The applicant shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and the Planning Department stating that they will provide energy and communication services to the proposed parcels of this subdivision.

71. 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 #3277.

72. 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.

73. 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.

74. 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.

    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 on the estimated cost of constructing the improvements.

    b. Labor and Materials – 50 percent of the estimated cost of constructing the improvements.

75. 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.

76. 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.

77. "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.

78. 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.

79. The applicant shall submit a parcel map to the Department of Public Works for review and recordation.

Cal-Fire

80. 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 the existing water system is capable of meeting the project conditions is required to be presented to Cal-Fire for verification to show that required upgrades to the system will be installed and that existing fire flows will meet the project requirements.

81. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant; the configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not less than 30 feet nor more than 200 feet from the building, measured by way of approved drivable access to the project site.

82. An approved automatic fire sprinkler system meeting the requirements of NFPA-13D is required to be installed in your project. Plans shall include attached garages and detached garages at or above 1,000 sq. ft. Plans shall be designed by a licensed sprinkler system designer and submitted to the San Mateo County Building Inspection Section for review and approval by Cal-Fire. Building plans will not be reviewed until the required sprinkler plans are received by the Building Inspection Section.

83. At the time of building permit submittal, smoke detectors are required to be installed in accordance with Section 310.9 of the Uniform Building Code. 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.

84. Maintain around and adjacent to such buildings or structures a fuel break/firebreak made by removing and clearing 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.

85. All landscaping plans shall comply with Public Resource Codes 4291, California Code of Regulations, Title 19, Section 3.07 and the San Mateo County Fire Ordinance Section 3.84.370 for fire safety clearance.

86. 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. An address sign shall be placed at each break of the road where deemed applicable by Cal-Fire. 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.

87. Cal-Fire is required to set a minimum fire flow requirement for the remodel and construction of all buildings using the procedure established in the San Mateo County Fire Ordinance. 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.

88. Street signs shall be posted at each intersection conforming to the standards of the Department of Public Works.

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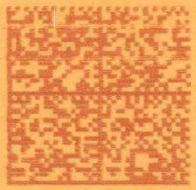

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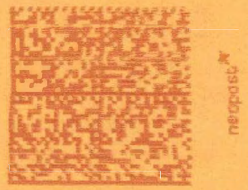

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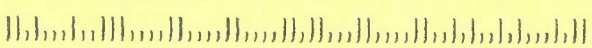

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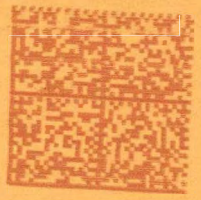

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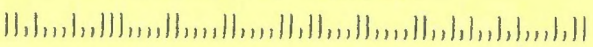

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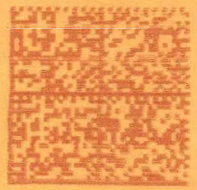

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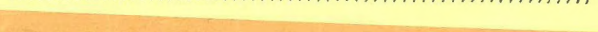

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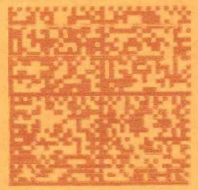

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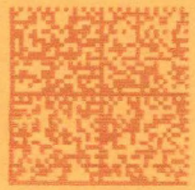

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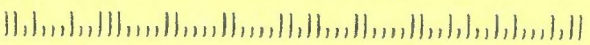



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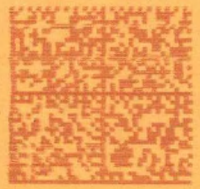

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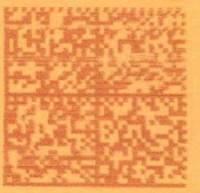

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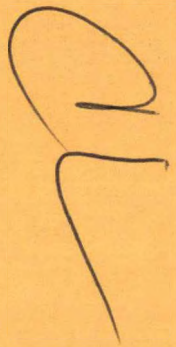



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Thomas Frankel, Owner ?
Thomas Frankel Properties
629 Emerson Street
Palo Alto, CA 94303

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455 COUNTY CENTER 2ND FLOOR
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94402@9998

HIGHLANDS – Bunker Hill

County of San Mateo

Planning and Building Department

455 County Center • Mail Drop PLN-122 • Redwood City CA 94063-1646
(650) 363-4161 • FAX (650) 363-4849

Plan Check Checklist Form

Date: Not Required ☐
Plan Checker: C. Leung
Reviewed by:
Owner/Applicant:
A.P.N.:
Address:

Building Case No.: BLD 2013 – 1792 thru 1795
Primary Permit No.: PLN
Zoning: RM
Project Description:

Height Verification #4
Required ☐
Not Required ☐
Benchmark Elev 585.9
Garage Elev. 556
1st Floor Elev. 546
Ridge Elev. 571.9

Height Verification #3
Required ☐
Not Required ☐
Benchmark Elev 585.9
Garage Elev. 538
1st Floor Elev. 545.86
Ridge Elev. 551.08

Height Verification #2
Required ☐
Not Required ☐
Benchmark Elev 585.9
Garage Elev. 527.5
1st Floor Elev. 543.86
Ridge Elev. 543.82

Yes	No	Parcel Identification and Legality
1234		Dimensions, shape, & streets on plans consistent with reference maps
✓		Legal parcel (County file # or reference #:)
	✓	Legality check required (if a COC application is required, a "Chain of Title" is required)
	✓	Documentation required
	✓	Easements or street dedication affecting project
	✓	Survey Required (required for construction within 5 feet of required setback)

Yes	No	Use
1234		Plans consistent with stated use
1234		Allowed by Zoning
		Use in C-I/WMP District, check "Definition"
		Legal Nonconforming Use ☐ Illegal?
		Priority Land Use in Coastal Zone (If yes, attach Priority Land Use Form)

Yes	No	Second Unit
X		Second Unit quota availability (Notate in Quota Log the PLN case info)
X		Second Unit Checklist completed and attached

#1 HEIGHT V.
✓ Datum = 585.9'
✓ Garage = 545.5'
✓ First Fl = 573.42'
✓ Ridge = 542.17'

Complies Yes	Complies No	Development Standards		
X	X	Lot Size (If RH, RM, TPZ, PAD, S-11, SS-104 then may require slope or density analysis.)	Required Sq. Ft.=	Existing Sq. Ft.=
X	X	Lot Area/Dwelling Unit	Required Sq. Ft.=	Proposed Sq. Ft.=
X	X	Lot Width	Required Ft.=	Existing / Proposed Ft.=
1234		Yards - Front:	Required Ft.= 20	Proposed Ft.= 1
		Rear:	Required Ft.= 20	Proposed Ft.= 1
		Right side:	Required Ft.= 10	Proposed Ft.= 1
		Left side:	Required Ft.= 10	Proposed Ft.= 1
		Combined Side Yard	Required Ft.=	Proposed Ft.=
1243		Building Height	Max. Ft.= 32' / 2 Stories	☐ Height Verification Required?
			Proposed Ft.= #3=24.79=25%	1=31.5 ✓ 4=30.5
~~13~~	all OK	Lot Coverage	Maximum %= 40%	2=31.5 ✓
			Proposed %=	3=3 story=35
		Calculations:	#1=25.44=26% #4=	
12	34	F.A.R.	Maximum sq. ft. or %=	Attic/Basement Areas:
			Proposed sq. ft. or %=	
		Calculations:	1)2679 2)2679 3)2726 4)2726 ✓	
✓		~~Legal Nonconforming Structure~~	☐ Proposal complies	
1234		Parking - Covered	2 Required	2 Proposed
		~~Uncovered~~	~~Required~~	~~Proposed~~
		~~In ELH, compliance with guest parking (minimum of 2 uncovered spaces for new homes)~~		
		~~Compliance with Parking Design Standards (driveway width, turning radius)~~		
		~~Decks:~~	~~Existing sq.ft.=~~	~~Proposed sq.ft.=~~
		~~Detached accessory buildings, structures, tanks, spa, pools, pool/spa equipment, etc.~~		W/I BLD envelope
1243		~~Daylight Plane Consistent with Zoning District~~		Compatible w/ Approved Elevations?
1234		Bay Windows	☐ Proposal Complies	

none?

COAs: Y/N

2:1 7x2=14 trees Schedule 15 gallon per 4h2v +4 15gal shrubs *oak 7 (11 to 0)

tree	rem	rep	Grading	Cut	fill
1	*	*			
2	*	*			
3	3	0	#1	120	40 ✓
4	2	1	#2	150	0 ✓
			#3	10	0 ✓
			#4	100	0 ✓
					40

380

Compliance with Landscaping Requirements
- ☐ Tree Replacement
- ☐ Landscaping required by Design Review permit conditions of approval
- ☐ Includes 2,500 sq. ft. or more of developer-installed landscaping or 5,000 sq. ft. or more of homeowner-provided landscaping? If yes, Water Efficient Landscape Ordinance applies.

Fences and Retaining Walls: Proposed Height=

Signs: Allowed Sq.Ft.= Existing Sq.Ft.= Proposed Sq.Ft.=

Water Source: ☐ Well, shown on map ☐ Water District Source:

Sanitary: ☐ Septic Drain Field, shown on map ☐ Sewer District Source:

Tree Removal: ☐ Yes ☐ No; Permit Required: ☐ Yes ☐ No

Grading: limits = ☑ Yes _____ cu. Yds. ☐ No

1234

total max = 500 cut 300 fill

Complies Yes/NA	Complies No	Construction/Grading-Phase Stormwater Regulations

Area of Land Disturbance _____ **(sq.ft./acres)** estimated by a licensed professional (engineer, architect, or contractor) (Bldgs, retaining walls, drainage improvements, etc.)

- ☒ State General Construction Activity NPDES Permit (NOI) required prior to land disturbance: Area of disturbance equals 1 acre (43,560 sq. ft.) or more — 2.1 acre total (each lot <10,000)
- ☐ Erosion Control Plan required (Section 8602.2), if area of disturbance is: (1) On slopes greater than 20%, (2) In any sensitive habitat or buffer zone, (3) Greater than 1,000 sq. ft. (In County Scenic Corridor), (4) 5,000 sq.ft. or greater (Out of Scenic Corridor), (5) within ASBS watershed

Construction Stormwater Regulated Site (SWRS):

- ☐ Yes, Project is a SWRS and requires monthly BLD inspections during wet season if:
  1. Land Disturbance is 1 acre or more, OR
  2. Project requires a Grading Permit, OR
  3. Project involves a New Structure; Major Residential Remodel/Addition; or Commercial/Industrial Addition (3,000 sq. ft. or greater), AND where: 1) Project is on a 20% slope or more or 2) within 100-feet of a creek, wetland, or coastline
  4. Project involves work within a waterway.
  5. Project is within ASBS watershed and involves soil disturbance (weekly inspections required).

Regulations on New or Replaced Impervious Surface (IS): Total (IS) from C.3 & C.6 form = _____

- ☒ MidCoast IS Limit Applies (10% of parcel size)
- ☐ NPDES Requirements Apply (any of the below):
  1. Non-SFD that proposes (**a**) 2,500 – 10,000 sf of IS OR (**b**) SFD that proposes 2,500 sf or more of IS (if yes, notify applicant & DPW that LID for Small Projects is required)
  2. auto service facility, gas station, restaurant, uncovered parking lot with 5,000 sf of IS or more (if yes, notify applicant & DPW that Treatment per C3 is required)
  3. Total IS equals 10,000 sf or more (excludes residential which is not part of a larger subdivision) (if yes, notify applicant & DPW that Treatment per C3 is required)

Yes	No	Special Permit Requirements
		Agricultural Preserve Contract / Non-renewal
		Architectural Review (State Scenic Corridor)
		Architectural Review Exemption
		Certificate of Compliance – Type A / Type B
		CDP (Coastal Development Permit)
		CDX (Coastal Development Exemption)
		Confined Animal Permit (Private / Commercial)
		Design Review (Bayside) / Exemption
		Design Review (Coastside) / Exemption
		General Plan Amendment
		GRD (Grading) or Land Clearing
		GRX (Grading Exemption)
		HIE (Home Improvement Exemption)
		Kennel/Cattery
		LLA (Lot Line Adjustment)
		Merger
		Off-Street Parking Exception
		PAD (Planned Agriculture)
		RMD (Resource Management)
		Rezoning/Zoning Text Amendment
		Subdivision - Major / Minor
		TPZ (Timber Preserve Zone)
		Tree Removal

Yes	No	Special Permit Requirements
		Tree Removal
		Use Permit
		Variance

Yes	No	Special Area Regulations
		ALUC Permit Review Area or Airport Overlay (AO) Zone
		Coastside Permit Quota (Verify if open)
		Floodway or Flood Zone:
		GH (Geological Hazard) District (Report Required?)
		RH Quota (Verify if open)
		Williamson Act Agricultural Preserve/Non-Renewal
		ASBS Watershed (Area of Special Biological Significance)
		Other

Yes	No	Stormwater Pollution Prevention
		Construction Stormwater Regulated Site (SWRS)
		Erosion/Sediment Control Plan Required
		CA General Construction Activity NPDES Permit
		NPDES Provision C.3 Compliance Required

Yes	No	Environmental Review
		Environmental Information Form Complete & Signed
		Exempt. If yes, Class:
		Initial Study / Negative Declaration Required

Yes	No	Fees Paid
✓		all lots

Parcel Tag(s): 1234 1234

Color samples / roofing

To do: Tree COA; Tank type Ork (w/tree) replaced/3 more trees; Check max heights once ridge is given; Condition 18 – where fill (40 cy) on Lot 1; cross section; #Fill 2-4