## Highlands Estates Subdivision Project

Conditions of Approval Environmental Compliance Matrix

Report Period: July 1, 2021 to July 31, 2021

Reporter Name: Kristen Outten, SWCA Environmental Consultants

## Acronyms

C - Complete

NC - Not Complete

O - Ongoing

A - Acceptable

GA - Generally Acceptable (Entered if the activities were generally acceptable for the reporting period with the exception of Non-Compliance Notices as noted in U - Unacceptable (Entered if all the activities related to this mitigation activity were unacceptable for the reporting period (e.g., Non-Compliance Notices only or WMR - Weekly Monitoring Report

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	Condition of Approval Monito	Monitoring Authority M	Monitoring Schedule		Phase I			Pha	ase II		Completion Status	-	ion Status , 2021
COA #				Lot 9	Lot 10	Lot 11	Lot 5	Lot 6	Lot 7	Lot 8	Completion Status (C/NC/O) (if complete, enter date & color block)	Compliance Level (NC, A, GA, U)/Supporting Document (WMR) or Notes	Non-Compliance and Non- Compliance Resolution Report
					1	1	-	1	1	T			
1		, 0	Confirm and document during building permit review	х	x	х	x	x	x	x	0	NC	
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).	County of San Mateo Planning and Building Department	years from issuance of building permit	Х	x	x	x	x	x	x	0	NC	
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.	,	Confirm and document upon acceptance of the Final Map	x	x	x	x	x	x	x	0	A	
4	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).	Consultants	Confirm and document prior to issuance of building permig; during construction	x	x	x	x	x	x	x	Ο	А	

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.	SWCA Environmental Consultants	Confirm and document prior to issuing Certification of Occupancy	х	x	x	x	x	х	х	0
6	<ul> <li>Colors and Materials: The following language shall be recorded as a deed restriction on the applicable parcels when they are sold:</li> <li>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.</li> </ul>	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of building permit and prior to issuance of Certification of Occupancy	x	x	x	x	x	x	x	NC
	<b>b.</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	<b>Grading and Construction Staging Limits:</b> 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."		Confirm and document prior to issuance of grading permit; During construction	x	x	x	x	x	x	x	0
8	<b>Development Restriction Over Lot 8</b> : 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.	and Building Department	acceptance of the Final Map							х	NC
9	<b>Development Restriction Over Lot 11:</b> 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.		Confirm and document upon acceptance of the Final Map			x					NC

A	
NC	
A - Lots 9 and 10 have silt fencing (and some orange snow fencing) in place to mark limits of grading. Lot 11 has fencing in place NC - Lots 5, 6, 7, 8	
NC	
NC	

10	Storm Drainage Plan: Project implementation shall comply with the approved Storm Drainage Plan.	DPW	Confirm and document prior to issuance of building permit	x	x	х	х	х	x	x	С	GA - Storm Drainage Plan on Civil drawings
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."	County of San Mateo Planning and Building Department	Confirm and document upon acceptance of the Final Map	х	x	х	х	х	x	x	NC	NC
13	EIR to all responsible agencies. The applicant must complete this requirement within fourteen (14) days of the final approval of this project.		submittal of the final approval of this project	x	x	х	x	х	x	x	с	A- Confirm with C. Leung the date of completion (DATE XX)
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.		Confirm and document upon submittal of the NOC	x	x	x	x	х	x	x	с	A- Confirm with C. Leung the date of completion (DATE XX)
	improvements and one for each of the eleven homes. "Hard cards" shall be issued according to the following schedule:	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document upon issuance of the grading permit									
17	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.			x	x	x	Х	х	x	x	C - Lots 9 and 10 NC - Lots 11, 5, 6, 7, 8	A
	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.											
			Confirm and document prior to issuance of the grading permit and tree removal									
19	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			x	х	x	x	х	x	x	C - Lots 9 and 10 NC - Lots 11, 5, 6, 7, 8	А
	Mitigation Measures B10-2d and 5a has been submitted and approved by the project planner. d. Trees shall not be removed until evidence of implementation of Mitigation Measure B10-2c has been submitted and approved by the project planner and the Grading Permit hard card has been issued.											
20		and Building Department; SWCA Environmental	Confirm and document upon issuance of exception to grading moratorium	x	x	x	X	х	x	x	C - Lots 9 and 10 NC - Lots 11, 5, 6, 7, 9	A - Winter grading exemption was approved for Lots 9 and 10 on 10/1/19

	This permit does not authorize the removal of any additional trees with trunk	County of San Mateo Planning	Confirm and document prior									
	circumference of more than 55 inches beyond those approved by the Board of	and Building Department;	to issuance of the grading									
			permit and tree removal;									
	Resource Management (RM) Permit. All trees not approved for removal under this		During construction									
	permit shall be protected during grading operations. Prior to the issuance of the	consultants										
	Grading Permit hard card. the applicant shall implement the following tree protection											
	plan:											A - orange snow fencing is in place
21	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			x	x	x	Х	x	x	x	с О	around tree drip lines at lots 9 and 10 A - orange snow fencing and chainlink fencing was installed at Lot 11 NC - no fencing has been installed at lots 5, 6, 7, and 8 Inspection on 2/18/20 noted that orange fence needed repair. Orange fencing was repaired on 3/19/2020
	Prior to the issuance of the grading permit "hard card," the applicant shall schedule an	Country of Con Matter Diamains								_		
		, .										
			to issuance of grading permit;									
			During construction									
	ensuring that all contractors minimize the transport and discharge of pollutants from	Consultants										
	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.											11/18/19 and 11/25/19 - SWCA
												GA - Erosion Control Plan on Civil environmental monitor noted that
22	b. Storing, handling, and disposing of construction materials and wastes properly, so as			х	х	Х	Х	х	Х	х	0	drawings silt fence was not keyed in per the
	to prevent their contact with stormwater.											SWPPP and CASQA requirements.
	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											
					l			l				

23	during grading and construction, it is the responsibility of the civil engineer and/or and Building Department;	Confirm and document prior to issuance of grading permit; During construction	x	x	x	x	x	x	x	Ο	GA - Erosion Control Plan on Civil drawings	12/2/19, 12/13/19 and 12/19/19 - SWCA environmental monitor noted that silt fence was not keyed in per the SWPPP and CASQA requirements.
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.	Confirm and document prior to issuance of grading permit; During construction	x x	x	x	x	x	x	x	C - Lots 9 and 10 NC - Lots 11, 5, 6, 7, 8	A - confirm with C. Leung. 9/5/18 email to the applicant indicates that information regarding imported and exported materials was requested.	
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 and Building Department; SWCA Environmental submitted to the Current Planning Section, prior to the issuance of any Grading Permit "hard card."County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of grading permit	x x	x	x	x	x	x	х	C	A - NOI submitted on 5/02/2017; COI submitted on 10/30/2019	
26	Replacement of vegetation removed in areas within the parcels during grading and construction activities:County of San Mateo Planning and Building Department; SWCA Environmentala. Vegetation removed in areas outside of building footprints, driveways, and con- struction 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.County of San Mateo Planning and Building Department; SWCA Environmental Consultantsb. 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.	Confirm and document during construction and upon completion of construction	x x	x	x	x	x	x	x	NC	NC	
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.County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document during grading and construction	x x	x	x	x	x	x	x	Ο	A	

28	<ul> <li>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:</li> <li>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.</li> <li>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 Geotechnica/Section, and the Regional Water Quality Control Board.</li> </ul>	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document throughout the duration of construction	x	x	x	x	x	x	x	0	A	
29	<ul> <li>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:</li> <li>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 Geotechnica/ Section.</li> <li>b. The geotechnica/ consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnica/ Consultant Approval form, for submittal to the Planning and Building Department's Geotechnica/ Engineer and Current Planning Section.</li> </ul>	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to written certification that all grading has been completed conformance with project permits and conditions	x	x	x	x	x	x	x	NC	NC	
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.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document during construction and upon completion of construction	x	x	x	x	x	x	x	NC	NC	
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.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of building permit	x	x	x	x	x	х	x	NC	NC	
32	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.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	During the discovery of human remains, if any	x	x	x	x	x	х	x	0	A	
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.		Confirm and document prior to issuance of grading permit	x	x	x	x	x	х	x	NC	NC	
34	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.	County of San Mateo Planning and Building Department	Confirm and document prior to issuance of building permit and upon acceptance of Final Map			x	x	x	x	x	NC (completed for Lot 9, 10, 11)	A	

											1	
		County of San Mateo Planning	-									
35	that includes detailed recommendations for grading, erosion control, and foundation	and Building Department	to issuance of grading permit X	Х	х	Х	х	х	Х	NC (completed for Lots 9-11)	А	
	design and construction.											
	Building permit applications for Lots 7 and 8 will be required to depict as-built subdrain	County of San Mateo Planning	Confirm and document prior									
20	system alignments for the underlying stabilization buttress on the house foundation	and Building Department	to issuance of building permit					V	v	NG		
36	plans. The intent is to adjust foundation pier layout (as needed) so that installed							Х	х	NC	NC	
	subdrain systems are not damaged by foundation construction.											
		County of San Mateo Planning	Confirm and document prior									
			to issuance of building									
37		SWCA Environmental	permit; During construction	Х						0	A	
		Consultants	permit, burning construction									
			Confirm and document prior								A - Geotechnical review approved	
38		and Building Department	to issuance of building permit X	х	х	х	х	х	х	NC (completed for Lots 9-11)	on 11/12/19 per CML notes in	
	locations and verify that proposed drainage designs are acceptable from a slope										permit summary report	
	stability/erosion perspective or recommend appropriate modifications.											
		County of San Mateo Planning	-									
		and Building Department;	to the isssuance of a									
	within the delineated No-Build Zone on the approved Vesting Tentative Map is	SWCA Environmental	Certification of Occupancy									
39	prohibited. The above statements shall be added as a deed restriction to the respective (	Consultants	X	Х	х					NC	NC	
	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.											
	···· · · · · · · · · · · · · · · · · ·											
	Lot 11: Grading limits, building footprint and building envelope shall be restricted to	County of San Mateo Planning	Confirm and document									
	those boundaries depicted on Lot 11 Exhibit 1 prepared by BKF dated January 27, 2010.	, .	during construction								A - the limits of grading have been	
40		SWCA Environmental			х					0	delineated with silt fence and	Silt fence and chainlink fence
40		Consultants			^					0	chainlink fence as of 6/22/2020	required repair 8/19/2020.
		consultants									chammerice as or 6/22/2020	
	grading beyond the grading limits.											
		County of San Mateo Planning	-									
41	Inspection Section prior to ANY construction for permit requirements.	and Building Department	to the start of construction X	Х	Х	х	Х	Х	х	NC	NC	
		, .	Confirm and document prior									
42	at the time of permit application.	and Building Department	to issuance of building permit X	Х	х	Х	х	х	Х	NC	NC	
		, .	Confirm and document prior									
43	incorporate green building features in the construction of the eleven homes, such that	and Building Department	to issuance of building permit X	x	х	х	х	х	х	NC	NC	
45	the project achieves 75 points or higher or LEED for Homes Certified. Such projects will		^	^	^	^	^	^	^	NC	NC	
	receive expedited building permit processing.											
	Developers will be responsible for the costs associated with the relocation of existing	County of San Mateo Planning	Confirm and document prior									
44	PG&E facilities to accommodate the project.	and Building Department	to relocation of PG&E X	х	х	х	х	х	х	NC	NC	
		0	facilities									
	The applicant shall install a sidewalk along the front of Lots 5 through 8 on Ticonderoga	DPW/	Confirm and document prior									
45	Drive, subject to review and approval by the Department of Public Works (DPW) and		to issuance of encorachemnt			х	х	х	x	NC	NC	
+5	the issuance of an encroachment permit by DPW.		permit			~	~	~	^	Ne	NC	
	The applicant shall install a crosswalk and ADA ramp at the intersection of Ticonderoga	County of San Matoo Planning	1									
		and Building Department;	to recordation of Final Map									
46			X	х	х	х	х	х	х	NC	NC	
		SWCA Environmental										
		Consultants										
		County of San Mateo Planning	-									
			to issuance of building permit									
		SWCA Environmental										
		Consultants										
47	any building permit for residences. Individual operation and maintenance agreements				х	х	v	v	v	NC	NC	
47	for each residence to include all permanent stormwater treatment measures, as		X	х	^	^	х	Х	Х	NC	NC	
	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.											
	The applicant shall submit a Final Map to the Department of Public Works for review	County of San Mateo Planning	Confirm and document upon									
48		and Building Department	submittal of Final Map X	x	x	х	х	х	x	NC	NC	
07		and Danaing Department			~	~	~	~				
1			1	1					l I			

	Prior to recordation of the Final Map, the subdivider shall either construct all improve	County of San Mateo Planning	Confirm and document prior									
	ments required for shared access or enter into a written agreement with the County	and Building Department	to recordation of Final Map									
	for future construction of the improvements. Prior to recording the Final Map, the	<b>C</b> .										
	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.											
49	Unan the Department of Dublic Weakshappened of the improvement along the			х	х	х	х	Х	х	х	NC	NC
	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:											
	securities with the Department of Public works, if applicable, as follows:											
	- Frithful Druferman - 1000( on the actionated part of constructions the											
	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.											
	The access easement on Lot 8 shall meet the access requirements of the Crystal Springs											
50		and Building Department	to recordation of Final Map							Х	NC	NC
	Department of Public Works.											
		County of San Mateo Planning										
	Mateo County Fire Department and Department of Public Works approval.	and Building Department;	to recordation of Final Map									
51		SWCA Environmental							Х	х	NC	NC
		Consultants; Fire Authority;										
		DPW										
			Confirm and document prior									
		and Building Department;	to issuance of Certification of									
		SWCA Environmental	Occupancy									
		Consultants; DPR										
52	as well as shared maintenance of the bio-retention planter on Lot 8 (for the benefit of			х	Х		х	Х	Х	х	NC	NC
	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 of San Mateo Planning										
		and Building Department;	submittal of theAs-Built									
53		SWCA Environmental	plans.	Х	Х	Х	Х	Х	х	Х	NC	NC
	facilities have been completed in conformance with the approved plans.	Consultants										
		County of San Mateo Planning	Confirm and document prior									
		and Building Department;	to issuance of building									
54		SWCA Environmental	permit.	Х	Х	Х	Х	Х	х	Х	NC	NC
	applicant or his engineer shall have these approved plans signed by the appropriate	Consultants; DPW										
	County Sewer District.											
			Confirm and document prior					l T				
55	Department, written certification from the appropriate Water District stating that their	and Building Department;	to issuance of building	х	х	х	х	х	х	х	NC	NC
		DPW	permit.	^	^	^	^	^	^	^		
	subdivision have been met.											
	Any potable water system work required by the appropriate district within the County	DPW	Confirm and document prior					I T				
56	right-of-way shall not be commenced until County requirements for the issuance of an		to issuance of encroachment	х	х	х	х	х	х	х	NC	NC
20	encroachment permit have been met. Plans for such work shall be reviewed by the		permit.	^	^	^	^	^	^	^	INC.	
	Department of Public Works prior to the issuance of the permit.											
	No proposed construction work within the County right-of-way shall begin until County	DPW	Confirm and document prior									
57	requirements for the issuance of an encroachment permit, including review of the		to issuance of encroachment	х	Х	х	х	х	Х	х	NC	NC
	plans, have been met and an encroachment permit issued.		permit.									
		DPW	Confirm and document upon									
58	payment of "roadway mitigation fees" based on the square footage (assessable space)		payment of roadway	Х	Х	Х	Х	х	Х	Х	NC	NC
	of the proposed building per Ordinance No. 3277.		mitigation fees									

	The applicant shall submit a driveway "Plan and Profile" to the Department of Public DPW	Confirm and document upon					1	[	1			
	Works, showing the driveway access to the parcel (garage slab) complying with County	submittal of a drivewat Plan										
	standards for driveway slopes (not to exceed 20 percent) and to County standards for	and Profile										
	driveways (at the property line) being the same elevation as the center of the access	and Frome										
59	roadway. When appropriate, this plan and profile shall be prepared from elevations		х	×	х	х	x	x	х	NC	NC	
55	and alignment shown on the roadway improvement plans. The driveway plan shall also		~	~	~	~	~	~	~	NC .	ive in the second sec	
	include and show specific provisions and details for both the existing and the proposed											
	drainage patterns and drainage facilities.											
	Plans, with specific construction details, shall be stamped and signed by the registered DPW	Confirm and document prior									A- Confirm with C. Leung the date	
60	civil engineer and submitted to the Department of Public Works for review and	to issuance of building permit	t X	х	х	х	Х	х	Х	С	of completion (DATE XX)	
	approval prior to construction.										of completion (DATE XX)	
	The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Fire Authority	Confirm and document upon										
62	Hydrant; the configuration of the hydrant shall have a minimum of one each 4 1/2"	installation of the 6" Wet	x	x	x	x	x	x	x	NC	NC	
02	outlet and one each 2 1/2" outlet located not more than 250 feet from the building,	Barrel Fire Hydrant	^	^	^	^	^	^	^	NC NC	INC	
	measured by way of approved drivable access to the project site.											
	All new public water systems, extensions from a public water system or replacement of Fire Authority	Confirm and document upon										
	any main or line of an existing public water system shall have a minimum diameter of	replacment or installation of										
63	six inches (6"). If the pipes are not linked in grid or if individual legs are over 600 feet	a new public water systems	х	х	х	Х	х	Х	Х	NC	NC	
	in length, then the minimum diameter shall be eight inches (8").											
	When receiving water service for fire protection (hydrants, fire sprinkler systems) from Fire Authority	Confirm and document prior										
	a public or municipal water purveyor, written certification from the water company	to receiving water service for										
	that hydrants will be installed or that the existing water system is capable of meeting	fire protection from a public										
64	the project conditions is required to be presented to the San Mateo County Fire	or municipal water purveyor	х	Х	Х	Х	Х	Х	Х	NC	NC	
	Department for verification to show that required upgrades to the system will be											
	installed and that existing fire flows will meet the project requirements.											
	County Fire Department access shall be to within 150 feet of all exterior portions of Fire Authority	Confirm and document prior										
	structures and to all portions of the exterior walls of the first story of buildings, as	to issuance of bulding permit										
	measured by an approved access route. Should access to a structure exceed the 150											
65	feet criteria, the applicant may have the option of providing exterior fire resistant		х	х	х	х	х	х	х	NC	NC	
	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.											
	This project is located in a wildland urban interface area. Roofing, attic ventilation, Fire Authority	Confirm and document prior										
66	exterior walls, windows, exterior doors, decking, floors and under-floor protection shall	to issuance of bulding permit	х	x	х	х	v	v	v			
66	be installed to meet CBC Chapter 7A requirements. This requirement shall be met at		X	X	×	X	Х	Х	Х	NC	NC	
	the building permit phase of each residence.											
	A fire flow of 1,000 gpm for two (2) hours with a 20-psi residual operating pressure Fire Authority	Confirm and document prior										
	must be available for a single-family dwelling with up to 3,600 sq. ft. of interior space;	to issuance of bulding permit				1						
67	1,300 gpm for a single-family dwelling with up to 4,800 sq. ft.; and 1,500 gpm for a		х	х	х	х	х	х	х	NC	NC	
	single-family dwelling with up to 6,200 sq. ft. as specified by the 2007 CFC.											
		•	•	•	•	•		•	•			